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Point Cabrillo draft specific plan. 1988.

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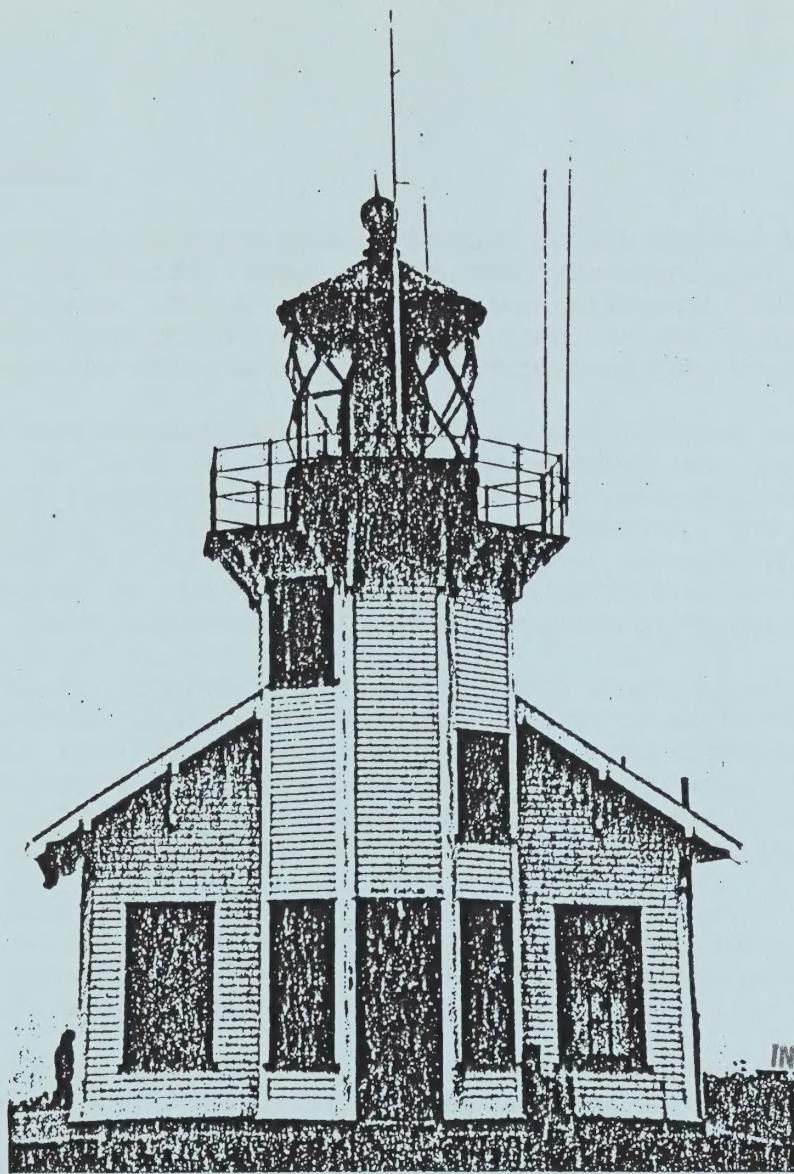
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POINT CABRILLO DRAFT SPECIFIC PLAN

ADOPTED SEPTEMBER 12, 1988

MENDOCINO COUNTY BOARD OF SUPERVISORS

I. INTRODUCTION

The 300 acre Point Cabrillo site is located on the coastal terraces and bluffs overlooking the Pacific Ocean within the unincorporated area of Mendocino County, California. The site is west of the California State Route 1 (Highway One) on Point Cabrillo Drive, two miles north of the unincorporated town of Mendocino, and six miles south of the incorporated City of Fort Bragg.

The project site consists of nine parcels, eight of which are privately owned. One parcel is held by the federal government and managed through the Department of Transportation by the Bureau of Land Management United States Coast Guard as a for the Coast Guard's Light Station. The access road to the Light Station is limited to Coast Guard and government use. The Light Station, built in 1909, contains an architecturally unique, octagonal lighthouse, three residences and several appurtenant structures.

The Local Coastal Program, Land Use Plan (LUP) adopted by Mendocino County for the Point Cabrillo area recommends consideration of a planned unit development and specific plan, including potential lot consolidation and transfer of development credits for the parcels within the study area. This Specific Plan is part of the planning process to provide a development plan that is consistent with the goals and policies of the LCP and the General Plan.

Point Cabrillo was identified in the LUP as a potential project for the Coastal Conservancy to preserve the resources of the project site. Subsequent to the certification of the LUP in 1985, the Coastal Conservancy has provided funding to Mendocino County for the Point Cabrillo Specific Plan.

The purpose of the Specific Plan is to closely define the planning criteria of the designated area, including the suitability of on-site sewage disposal, adequacy of quality water, and protection or enhancement of visual, biotic and cultural resources.

The Specific Plan includes performance standards as they relate to the above sensitive environmental concerns, and a land use and development plan map that specifies land use and densities for each property ownership which are presented as subareas. The text provides goals and standards to assist the legislative body in making decisions concerning this area. An implementation section is included to describe the measures to be taken to carry out the Specific Plan. An Environmental Impact Report which contains extensive background information was also prepared in conjunction with the Specific Plan.

State law allows local governments to prepare and adopt specific plans. The following State standards for specific plans under Article 8, Section 65450 et seq. of the Government Code is the basis of authority for the Point Cabrillo Specific Plan. All of the following must be specified in detail through specific plan text, maps or diagrams.

- o The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

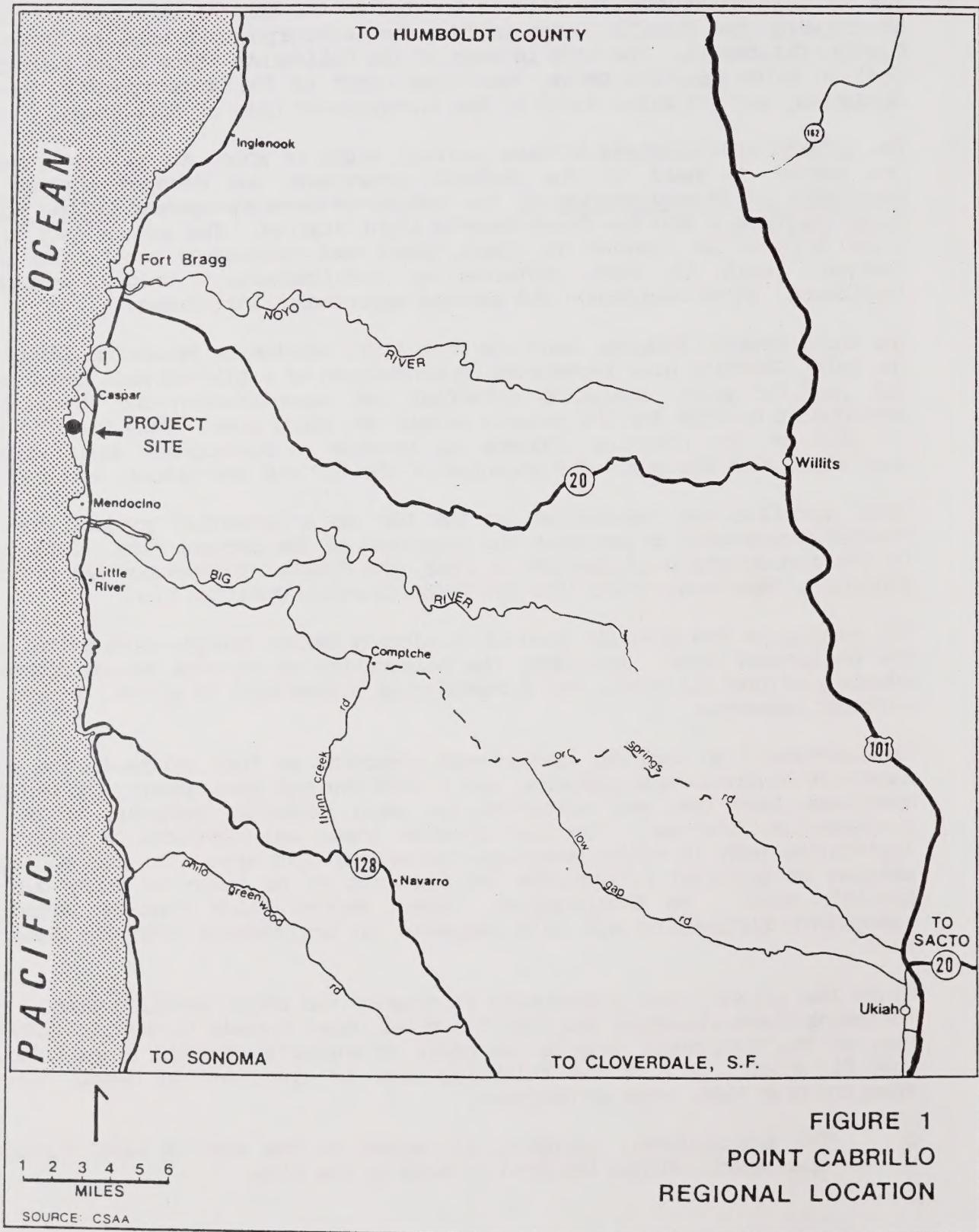


FIGURE 1
POINT CABRILLO
REGIONAL LOCATION

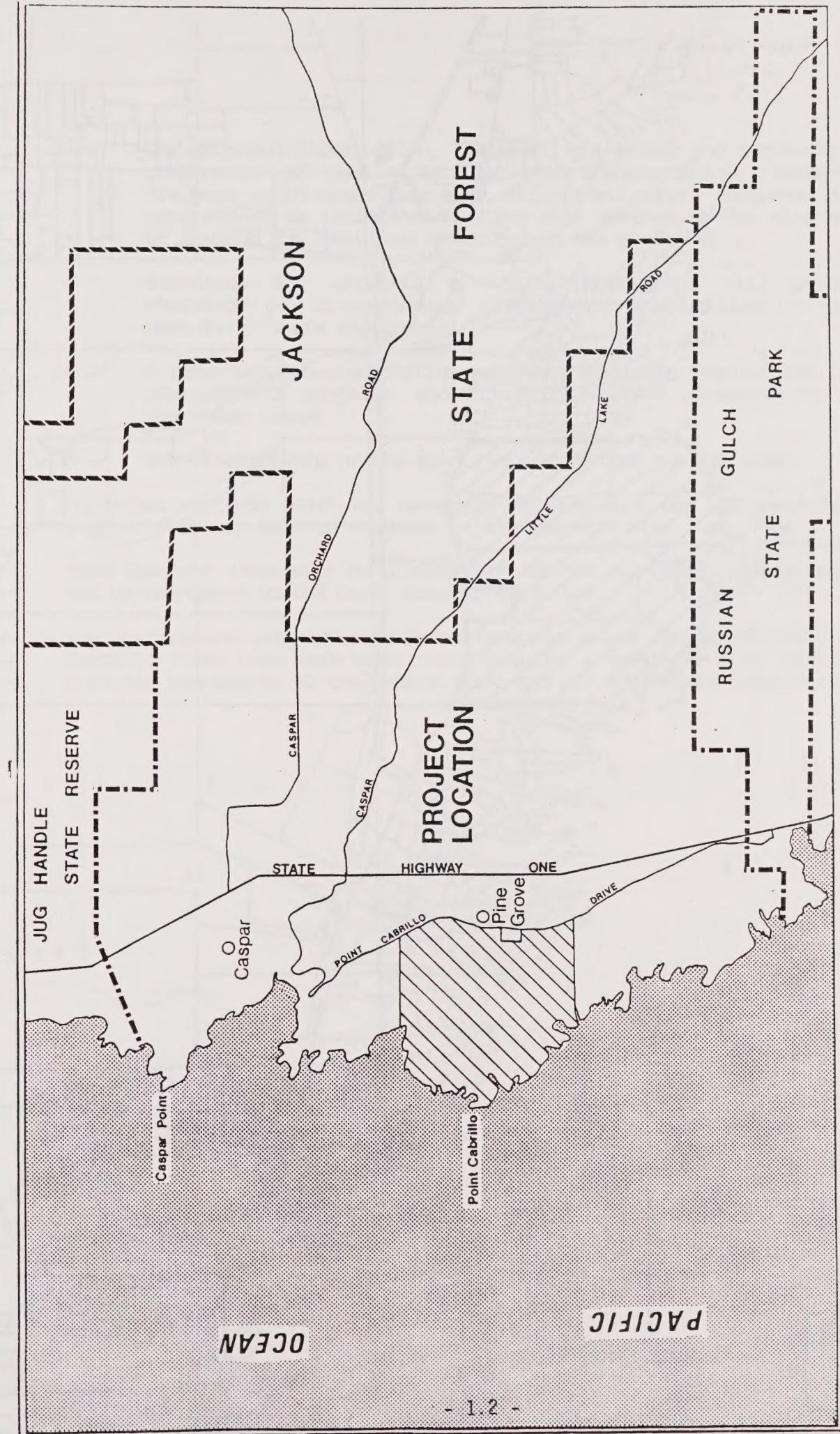


FIGURE 2
POINT CABRILLO
PROJECT LOCATION

1000 2000 3000 4000 5000 FEET

SOURCE: USGS. 7.5'

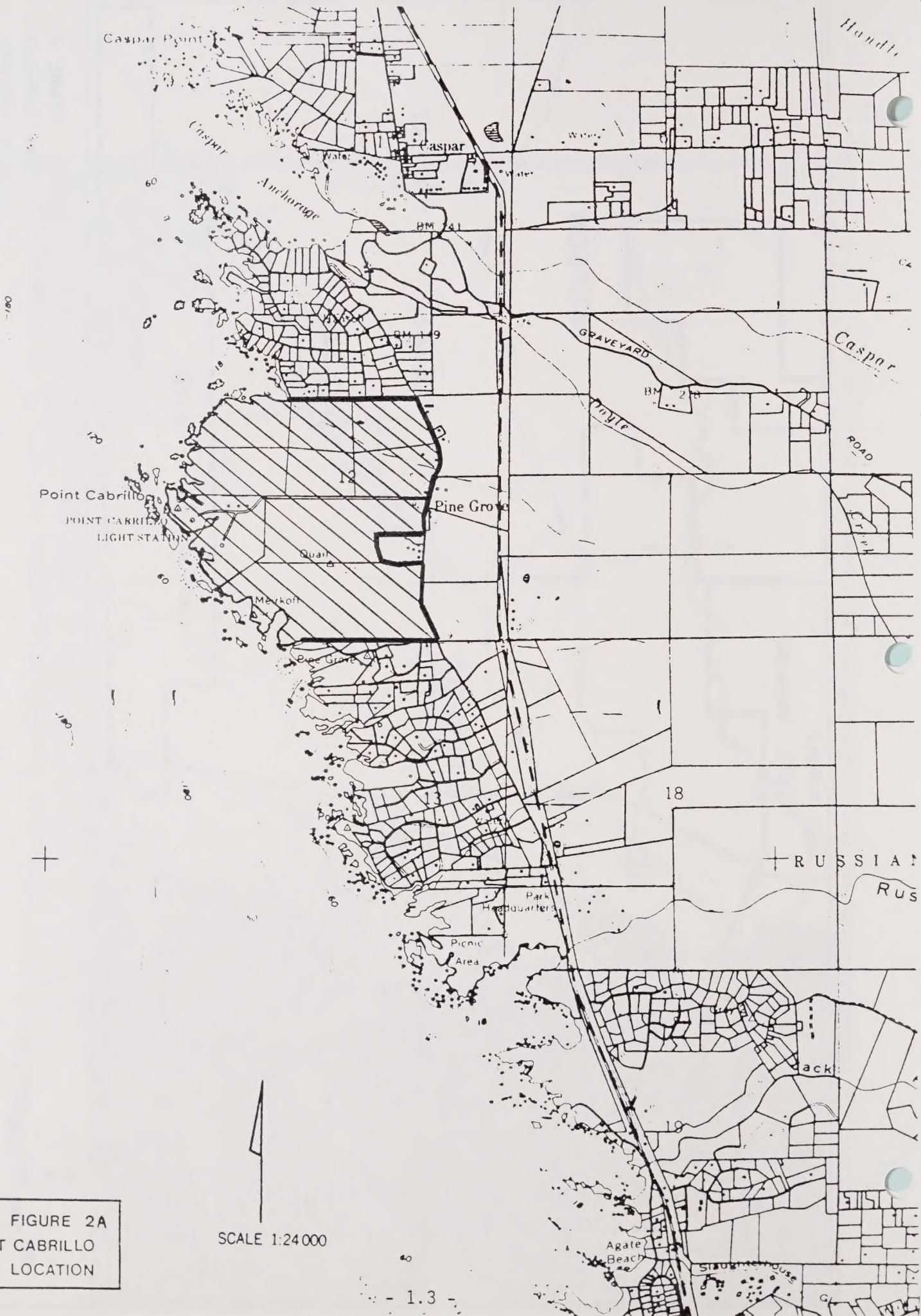


FIGURE 2A
POINT CABRILLO
PROJECT LOCATION

- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above items.
- The relationship of the specific plan to the general plan.

Any other subjects which are necessary or desirable for implementation of the general plan may also be included in the Specific Plan.

This Specific Plan will be a component of the Mendocino County General Plan and an amendment to the Local Coastal Plan, LUP.

Any development proposal for Point Cabrillo which is inconsistent with this Specific Plan (map and text) will require a specific plan amendment, and possibly amendments to the General Plan and LUP to achieve consistency.

II. SPECIFIC PLAN CONCEPT

A. Approach

The Specific Plan was prepared by first analyzing the environmental conditions of the area, then identifying the constraints to and opportunities for development consistent with the Specific Plan's objectives and goals. Alternative development concepts were evaluated and refined to present a plan that best meets the policies of the LUP and the specific goals for Point Cabrillo while providing balanced development opportunities for the landowners. A series of standards are presented in the Specific Plan to ensure that development and use of the area will be compatible with its setting and coastal resources.

B. Objective

The objective of the Point Cabrillo Specific Plan is to provide a course of action to consolidate development for the eight existing privately owned parcels and to recommend uses of public lands so as to preserve the natural and cultural resources of the Point Cabrillo headland. This requires concentrating development in the least environmentally sensitive and most appropriate areas of the plan area and implementation of management programs to control impacts on sensitive resources.

C. Goals

The Specific Plan was organized and prepared to incorporate the goals listed below which were formulated to address LUP policies and conditions found on the site.

- 1) To maintain the individual qualities that make the Point Cabrillo Headland a unique natural, cultural, and visual resource.
- 2) To determine appropriate siting, building and landscape standards to ensure that development within the area is compatible with preservation of sensitive resources and is subordinate to the area's highly scenic character.
- 3) To establish uses for the Light Station area and shoreline that will be compatible with the reservation of the Light Station facilities and setting.
- 4) To preserve the scenic views of the Point Cabrillo Headland as observed from the Mendocino Headlands, the Caspar Headlands, the Light Station complex, Highway One, and Point Cabrillo Drive.
- 5) To provide appropriate recreation opportunities at the Light Station and public access along the shoreline.

- 6) To ensure that the water resources available on the site can support development levels without adverse impacts to wetlands, riparian areas and other habitats.
- 7) To avoid development on or impacts to wetlands and riparian areas.
- 8) To avoid development on or impacts to potential habitat areas of the endangered Lotis Blue butterfly.
- 9) To avoid adverse impacts of development on the sensitive offshore marine resources through control of erosion and site runoff water quality.
- 10) To determine appropriate wastewater treatment disposal methods and areas so as to minimize any impacts.
- 11) To minimize impacts to the abundant archaeological resources contained within the area.
- 12) To minimize any adverse impacts of geologic, soil and seismic hazard conditions on development within the site.
- 13) To assure that the Light Station property remains undivided and in public ownership.

III. SETTING

This Specific Plan Proposal is the result of extensive environmental investigation that has determined the environmental constraints and opportunities for development of the Point Cabrillo site. The site assessment identified areas that could absorb development without harming the environment through the loss of wildlife habitat, water quality degradation due to sewage treatment and other environmental criteria.

The setting described below is a summary. For more detail refer to the information contained in the Point Cabrillo Specific Plan EIR.

A. Land Uses

The Point Cabrillo headland is an open coastal prairie. The site is vacant except for the Light Station which consists of a lighthouse, three residences and five appurtenant structures. The remains of a few old farms and homes on the site are found on the upper terrace by Point Cabrillo Drive. Residential subdivisions are located to the north and south of the site. Scattered residences and farmlands are located to the east, across Point Cabrillo Drive. Highway One, the coastal highway, and Point Cabrillo Drive provide access to the headland.

B. Visual

Point Cabrillo is part of the highly scenic north coast of California. The region is internationally known for its dramatic coastline of rugged cliffs, rocky headlands, offshore rocks, coves, rivers, small streams and beaches. Sweeping ocean vistas are available at many locations.

The low ridges and coastal terraces provide open vistas consisting of coastal prairie, pasture, or cultivated cropland, while the inland canyons and mountainous areas are heavily forested. The diversity of vegetation combines with the topography to form a truly outstanding scenic area.

The region is known for many scenic farms and rural homesites and its small rustic communities. Highway One, which in northern Mendocino County joins with Highway 101, is the main north south scenic travel route through the north coast region. However, the gradual development of homesites and commercial activities along Highway One has, in places, begun to diminish the scenic attractiveness of the coastal area in Mendocino County.

The project site consists of Point Cabrillo's rocky headland backed by low coastal terraces composed predominantly of open grasslands. This coastal prairie is basically undeveloped except for the historic Light Station and its access road.

The gently sloping terraces are cut by several small watercourses, the largest of which is located near the northern boundary of the site. Low riparian vegetation, which is green throughout the year, grows along wetland areas and streams.

Existing development visible from various locations within the site includes residential subdivisions contiguous to the north and south sides of the site. An old unused barn - a reminder of the former agricultural use of the site - is near the intersection of Point Cabrillo Drive and Lighthouse Road.

In contrast to the sweeping panorama of open space of the Point Cabrillo headland, the Light Station stands isolated on the bluff. The absence of any competing structures on the headland accents the already prominent, white, Victorian style lighthouse and the adjacent, white and red-roofed residential and utility buildings, capturing the viewer's attention and increasing the scenic significance and appeal of the Light Station.

Several groves of large Cypress and Eucalyptus trees along Point Cabrillo Drive form a background to the project site when viewed from the west and give visual variety to the site from other locations.

Public viewpoints, or areas from which portions of the project site are visible to the public, include Highway One, Point Cabrillo Drive, the Light Station and shoreline around the Light Station, and prominent headlands in the vicinity - Caspar Point and Mendocino Headlands.

C. Cultural Resources

The most prominent cultural resource on the headland is Point Cabrillo Light Station which consists of the lighthouse and eight associated structures. Built in 1909, the lighthouse was to serve as an aid to navigation for the 115 mile distance between Point Arena and Cape Mendocino. This was in response to numerous wrecks of coastal lumber ships which utilized the small ports along the Mendocino Coast.

The lighthouse is considered architecturally unique with its octagonal design. The lighthouse may qualify for inclusion in the National Register of Historic Places. The lighthouse contains a rare British-manufactured lens. The original lens, a Third Order Lens remains in place in the lighthouse and is presently hooded in canvas.

Standing facilities associated with the light station include three Victorian-style residential structures which served as quarters for the light station keeper as well as the first and second assistant keepers. These are now used to house Coast Guard personnel.

The Point Cabrillo area was the site of some of the first settlements on the Mendocino Coast. Four historic ranch and residence sites are located on the headland. The shipwreck of the *Frolic* is located offshore of Point Cabrillo.

It was this historic shipwreck which led to the discovery of redwoods in the area and subsequent settling of the entire central Mendocino coastline, including the Point Cabrillo area.

The archaeological reconnaissance study identified eighteen prehistoric archaeological resources and one ethnographic village; one previously recorded site was not found during the field reconnaissance. One of the prehistoric sites, named The Point Cabrillo Site, is on the National Register of Historic Places.

D. Biotic Resources

The Point Cabrillo project area occupies the first two terraces of the "ecological staircase" exemplified by the Jug Handle Creek State Reserve, located approximately two miles north. Going from shoreline to the eastern most boundary, the biotic communities are: rocky intertidal, coastal prairie, and closed-cone forest habitats. Perennial and intermittent streams drain the terraces westerly to the coastal bluff.

The rocky intertidal subsystem is mostly comprised of rocky shore with some unconsolidated shore. Most of the shoreline within the study area consists of rocky shore. Usually there is enough substrate for attachment of sessile or sedentary invertebrates and attached algae. There is a vertical zonation of species which is a function of tidal range, exposure to the sun, and wave action. Kelp beds flourish in the clear water and protected lagoons. The presence of fish eating birds - cormorants, belted king-fishers, osprey - and several harbor seals indicates the high productivity of the kelp. Rock fish, cabezon, sea trout, perch, and ling cod are among the fish in the near shore area.

The coastal prairie community at Point Cabrillo is subdivided into the coastal bluffs, perennial grassland, and wetland habitats. Coastal bluffs are a part of the coastal prairie plant community. The vegetation of the bluffs clings to the ground, as a result of the intense winds and salt spray common to the bluff zone. Few plants grow to more than two feet in height except in areas which receive fresh water.

The perennial grassland of the coastal prairie is characterized by a lack of trees and/or shrubs, and is dominated by three species of plants: perennial grass, plantain, and blackberry vines. The perennial grassland occupies about 75 percent of the site. The dominant grasses in the study area are non-native.

The wetland habitats of the study site are predominantly riparian in nature, fitting the definition set forth by the California Coastal Commission. The U.S. Fish and Wildlife Service classification defines the various kinds of wetlands but does not distinguish between riparian and other freshwater wetlands. Wetlands merit protection not only for the habitat they provide endangered species, but also for their vital role in various ecological processes.

The emergent wetlands are the most common of the wetlands on the study site. They are known for their sedges, rushes, horsetails and other perennial wetland vegetation. These plants were most commonly found surrounding the small streambeds in the swales, and also on the hills where groundwater is close to the surface. The scrub-shrub wetlands are found along the larger streams and are known by the heavy growth of small shrubs - wax myrtle, red alder, and willow.

In most areas brush completely covers the stream, shading out new vegetation in the understory.

Bishop and Beach Pines are the most typical native, closed-cone forest tree species found at the project site. The largest and densest stand of closed-cone forest is found just off site in the south east corner of the study area. A small section of this forest falls within the study area. Some small Bishop pines grow closer to the bluff zone than would be expected from the natural spread of established forest areas.

Along the eastern border of the project area near the Point Cabrillo Drive, are some windbreaks and groves consisting of Monterey Cypress and Blue Gum. These large trees may provide important cover and nesting habitat for birds.

The Lotis Blue Butterfly (Lycaeides argyrogynomon lotis) was identified by the U.S. Fish and Wildlife Service as the only federally listed endangered animal species which might occur in the project area. The last recorded site for the Lotis was in a sphagnum bog in the pygmy forest east of both the site and Highway One. This butterfly is very rare. Since 1977, only sixteen individuals have been observed in the wild.

The Point Cabrillo Underwater Reserve (PCUR) was established and is managed by the Department of Fish and Game. It extends from 1,000 feet north to 1,000 feet south of Point Cabrillo Lighthouse, and 1,000 feet offshore from the mean high tide line. The designation as an Underwater Reserve makes it illegal to take any form of marine life from the reserve. The reserve also includes the rocky shore and intertidal and subtidal habitats.

E. Geology and Soils

The geology along the immediate area is characterized by coastal marine terraces of the Franciscan formation. The comparatively small west trending drainages on the site are located within gently sloping swales, with the exception of one steep sided ravine trending northwest, just north of Point Cabrillo Lighthouse Road. The coastline consists of steep rocky cliffs - nearly vertical in some places - and small coves created by wave erosion of the headlands. A rock shelf separates the ocean from the cliff face along portions of the site.

Sea cliff erosion on the rocky Franciscan headlands in the Mendocino area is the result primarily of seawave action on the northwesterly oriented Franciscan fractures. A review of aerial photography, historic topographic

mapping, and triangulation stations near the coast indicated a maximum retreat of approximately twelve feet over the past 112 years at Point Cabrillo headlands.

F. Seismicity

The most probable source of seismic action in the Point Cabrillo region is the San Andreas Fault located four and one half miles west of the project in the ocean floor. There was no evidence of fault traces observed on the project site, or indicated from a review of available literature.

The Mendocino Coast is subject to potential tsunamis. Tsunamis are large waves generated by a disturbance of the sea floor, such as a fault movement, submarine volcanic upheaval, or a submarine landslide. The tsunami wave hazard is low in the Point Cabrillo headlands due to the height of the coastal bluffs and the near-shore depths of the ocean.

G. Water Supply

Most residents on the coast outside the major cities and towns obtain their water supply from groundwater, largely supplied by a relatively thin layer (10-20 feet) of marine terrace deposits which predominate the coastal area. These sources of water are limited, and widespread water shortages in developed areas have historically occurred in dry years. Groundwater levels in the vicinity of the project fluctuate seasonally as a function of rainfall, and range from near ground surface in some areas during the winter to depths of more than 10 to 12 feet during late summer and fall.

Existing potable water supply development in the immediate vicinity of the project includes three small public water systems associated with the adjacent subdivisions as well as a number of individual systems. None of these water systems has significant surplus capacity that could be drawn upon to support development in the project area. A stream on-site is presently used for a water supply by individual residents south of the site.

H. Sewage Treatment

Site suitability for on-site sewage disposal is determined according to various criteria established by the Mendocino County Division of Environmental Health and the North Coast Regional Water Quality Control Board. There exists the potential for significant adverse impacts from conventional septic tank leach field systems due to shallow soils (in some cases less than two feet), the high groundwater table (estimated to be less than five feet), and sensitive biotic habitats of the area.

A mound disposal system for the project site would provide an alternative to conventional septic systems to accommodate existing conditions of shallow soil depth and high groundwater table.

I. Public Services

Pubic services, including police protection, planning, building inspection and general administration are provided by the County of Mendocino. The County provides most of its services from Ukiah, an hour and one half trip from the Project Site. Branch offices are located in Fort Bragg for some of these services. Special Districts are responsible for schools, hospital, and recreation, ~~sewer and water~~ serving the study area. Fire protection is provided by the Mendocino Fire District which is a volunteer fire department located approximately two miles south of the project site.

J. Climate

The Point Cabrillo Area is characterized by cool, foggy, summers and slightly cooler wet winters. The area receives much rain during the winter but less than some of the more mountainous areas of the county. Prevailing offshore winds are from the northwest. Extremes in temperature are rare with highs in the 80's and lows in the 20's. Point Cabrillo is subjected to strong winds off the ocean that create a chill factor that can make exposure to the elements uncomfortable.

K. Air Quality

An Air Quality Management Plan has been prepared and adopted for the North Coastal Air Basin in accordance with the Federal Clean Air Act as amended. Air pollution is not considered an issue in this region since limited monitoring has indicated that the air quality meets the current federal and state standards. The principal sources of air pollution are vehicles, wood burning stoves or similar heating devices and stationary sources, such as the lumber mill in Fort Bragg.

L. Noise

Point Cabrillo has ambient noise established by surf, wind, wildlife and other similar, natural features. There is some temporary noise intrusion from passing motor vehicles on adjacent Point Cabrillo Drive and the more distant Highway One. Residential noise from adjacent development to the north or south is muted by ambient background noise.

IV. LAND USE ELEMENT

The Point Cabrillo headland consists of a series of terraces rising gently from the ocean to Point Cabrillo Drive. This area is basically undeveloped except from the Light Station. A private campground, and a few residences are located outside the Specific Plan boundaries along Point Cabrillo Drive.

The Land Use Plan (LUP) of Mendocino County's Local Coastal Program contains two land use designations within the Specific Plan area. These are shown in Figure 3. The Light Station parcel is designated OS (PF), Open Space with a Public Facility subcategory. The remainder of the site is designated RR-5-PD, Rural Residential with a five acre minimum parcel size and a Planned Unit Development overlay district.

The planned unit development overlay is intended to require a site plan for new development that will ensure maximum preservation of open space, protection of views from public roads, and resource protection. The PD designation is used where the division of existing parcels into conventional subdivision lots of equal size would not be a satisfactory solution. Although minimum lot sizes may vary, the maximum overall density cannot be exceeded. It is important to note that clustering development under the PD designation is controlled by different requirements than clustering development under the Clustering (CL) overlay. The CL overlay cannot be combined with the RR-5 overlay. The LUP further designates Point Cabrillo as a highly scenic area and specifically states that development in the area shall be clustered in the western eastern portion of the headland to provide for a maximum amount of permanent open space.

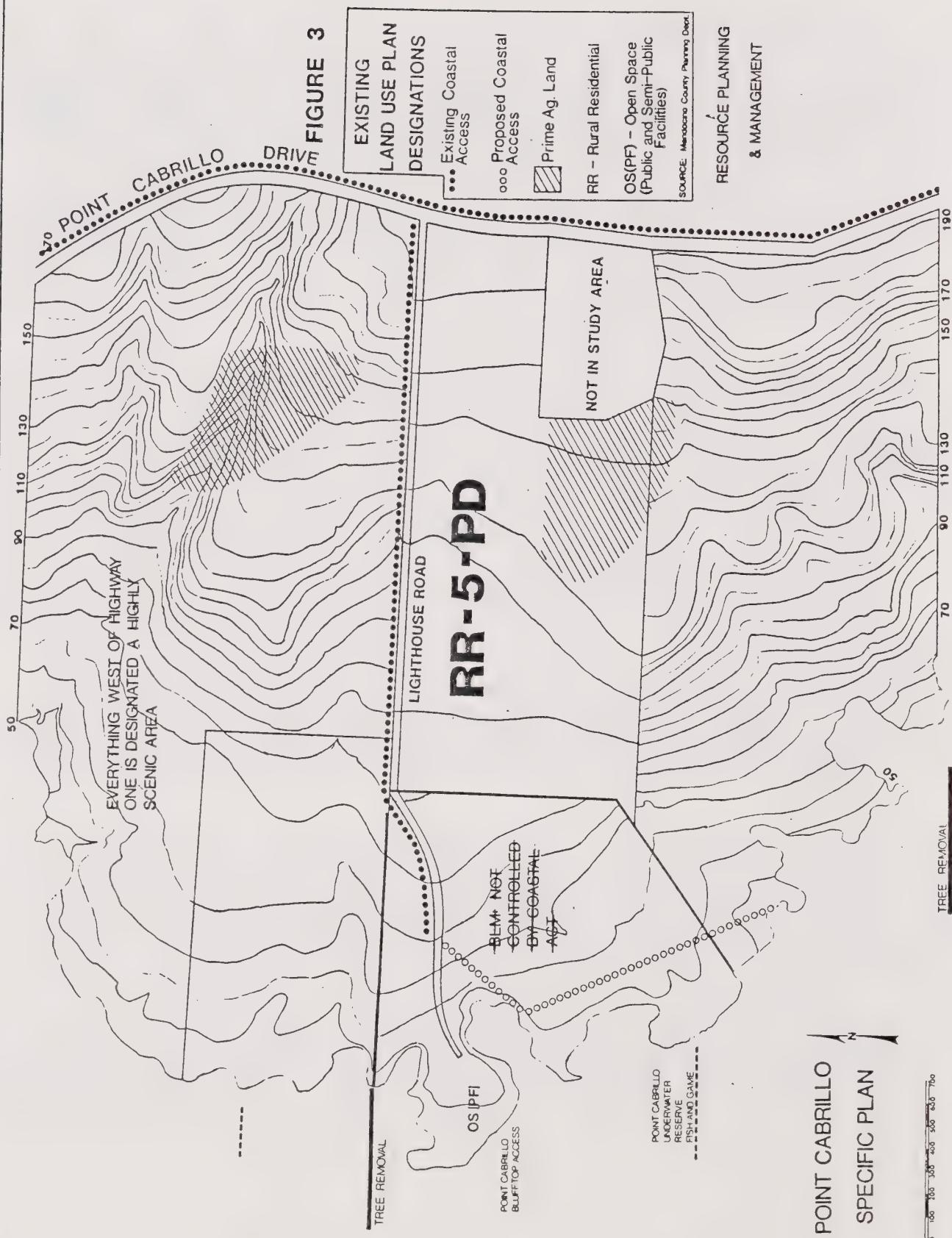
The LUP requires that no new parcels be created unless 50 percent of the existing usable parcels within the surrounding area have been developed. At this time, over 50 percent of the parcels in the designated surrounding area have been developed and the project would not create sufficient parcels to be in conflict with this policy.

The purpose of the land use plan and policies of the Specific Plan is to provide a detailed and focused program for development and use of the headlands that accommodates the amount of development allowed by the LUP in the most appropriate areas of the site and designates suitable low-intensity uses for sensitive biotic, visual, and cultural resource areas.

A. Purpose and Goals

The Land Use Element designates the types, densities, and location of development allowed in the Specific Plan. The land use and circulation plan map (Figure 5) and land use standards presented in this chapter represent a refined application of the LUP policies and standards for the Point Cabrillo area.

FIGURE 3



The goals of the Land Use Element are:

- 1) To maintain the individual qualities that make the Point Cabrillo Headland a unique natural, cultural, and visual resource.
- 2) To determine appropriate siting, building, and landscape standards to ensure that development within the area is compatible with preservation of sensitive resources and is subordinate to the area's highly scenic character.
- 3) To establish uses for the Light Station area and shoreline that will be compatible with the preservation of the Light Station facilities and setting.
- 4) To preserve the scenic views of the Point Cabrillo Headland as observed from the Mendocino Headlands, the Caspar Headlands, the Light Station complex, Highway One, and Point Cabrillo Drive.
- 5) To avoid development on or impacts to wetlands and riparian areas.
- 6) To avoid development on or impacts to potential habitat areas of the endangered Lotis Blue butterfly.
- 7) To minimize impacts to the abundant archaeological resources contained within the area.
- 8) To minimize any adverse impacts of geologic, soil and seismic hazard conditions on development within the site.

B. Land Use and Development Plan

The Point Cabrillo Specific Plan concentrates development at several areas of the site. The land use and circulation plan is divided into subareas (Figure 4) which may contain designated development areas (DA's).

Each development area has a land use designation, and the residential development areas have a density which reflects the number of dwelling units to be allowed within a specific development area. The overall residential buildup of a subarea is determined by allocating one unit for each five acres of land within a parcel or subarea that is designated RR-5-PD under the LUP. Densities from Subarea B where development was incompatible with protecting the coastal viewshed can be transferred to more suitable sites within other subareas and their development areas in order to attain the resource protection goals of the Specific Plan and LUP.

Four classifications of land use are included in the plan. The land use classifications identify allowed uses and densities as described below.

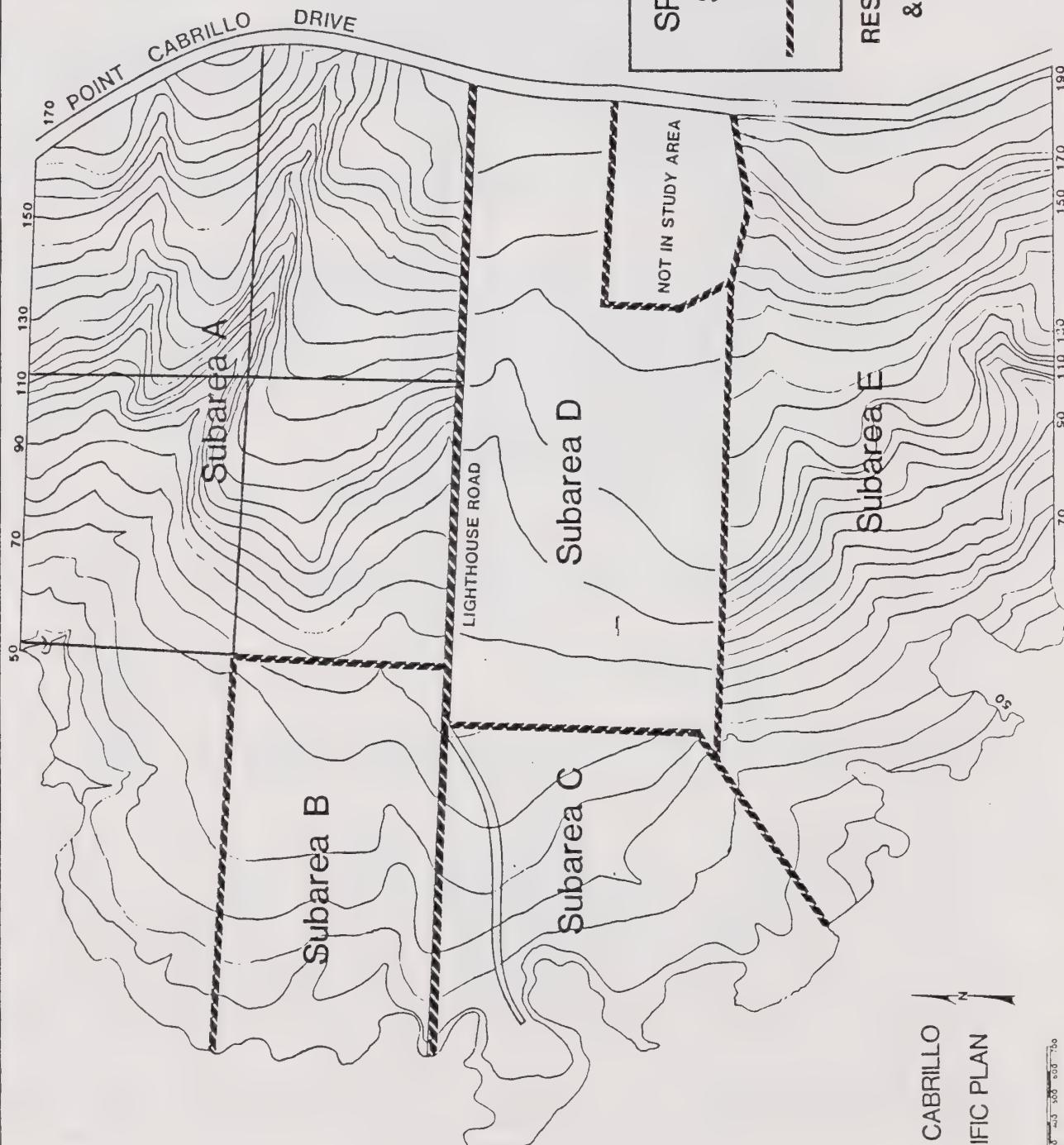


FIGURE 5

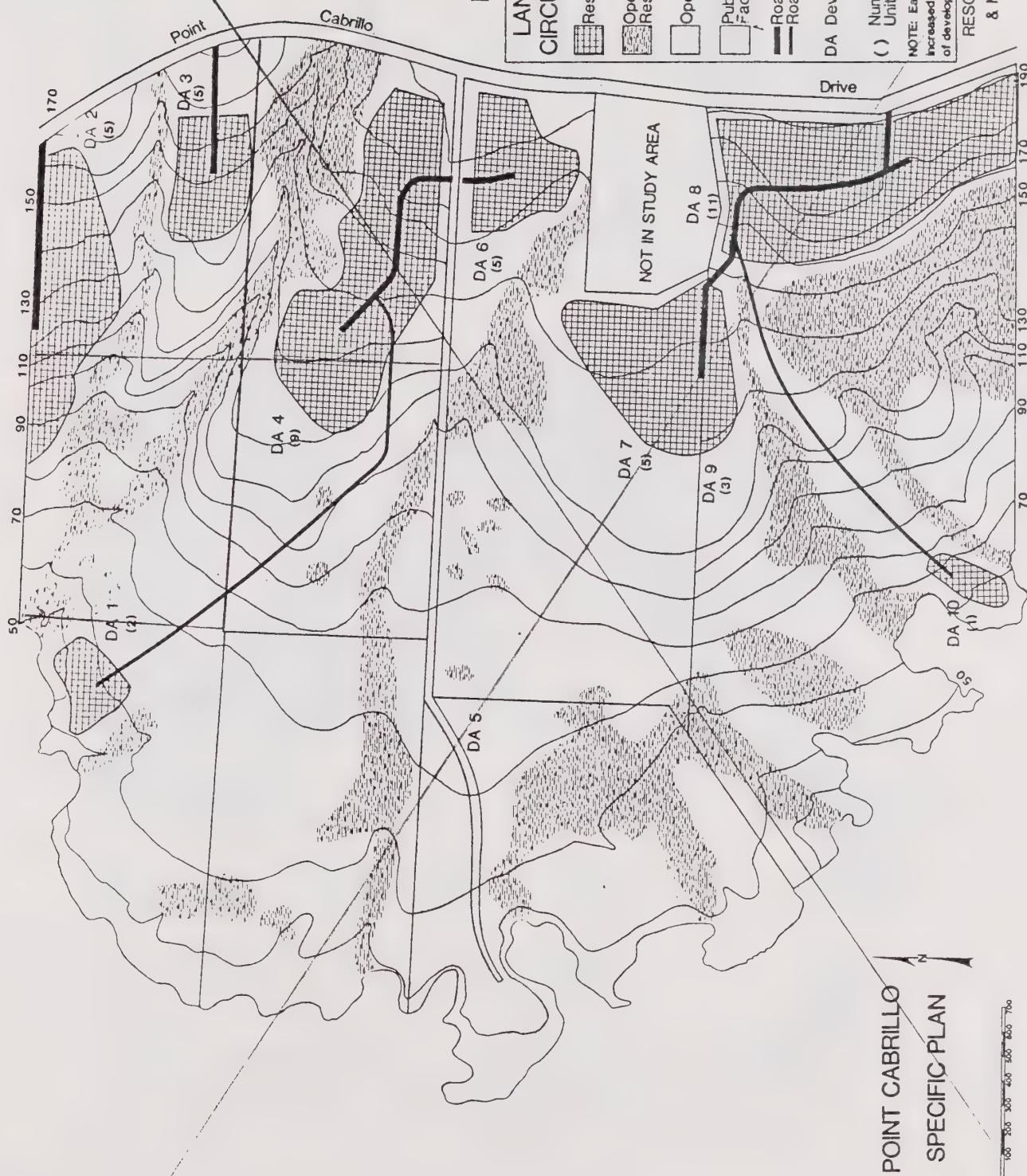
LAND USE AND
CIRCULATION PLAN

- Residential
- Open Space - Resource Conservation
- Open Space - Coastal
- Public & Semi-Public Facilities
- Roadway(50' ROW)
- Roadway(40' ROW)
- DA Development Area

() Number of Residential Units

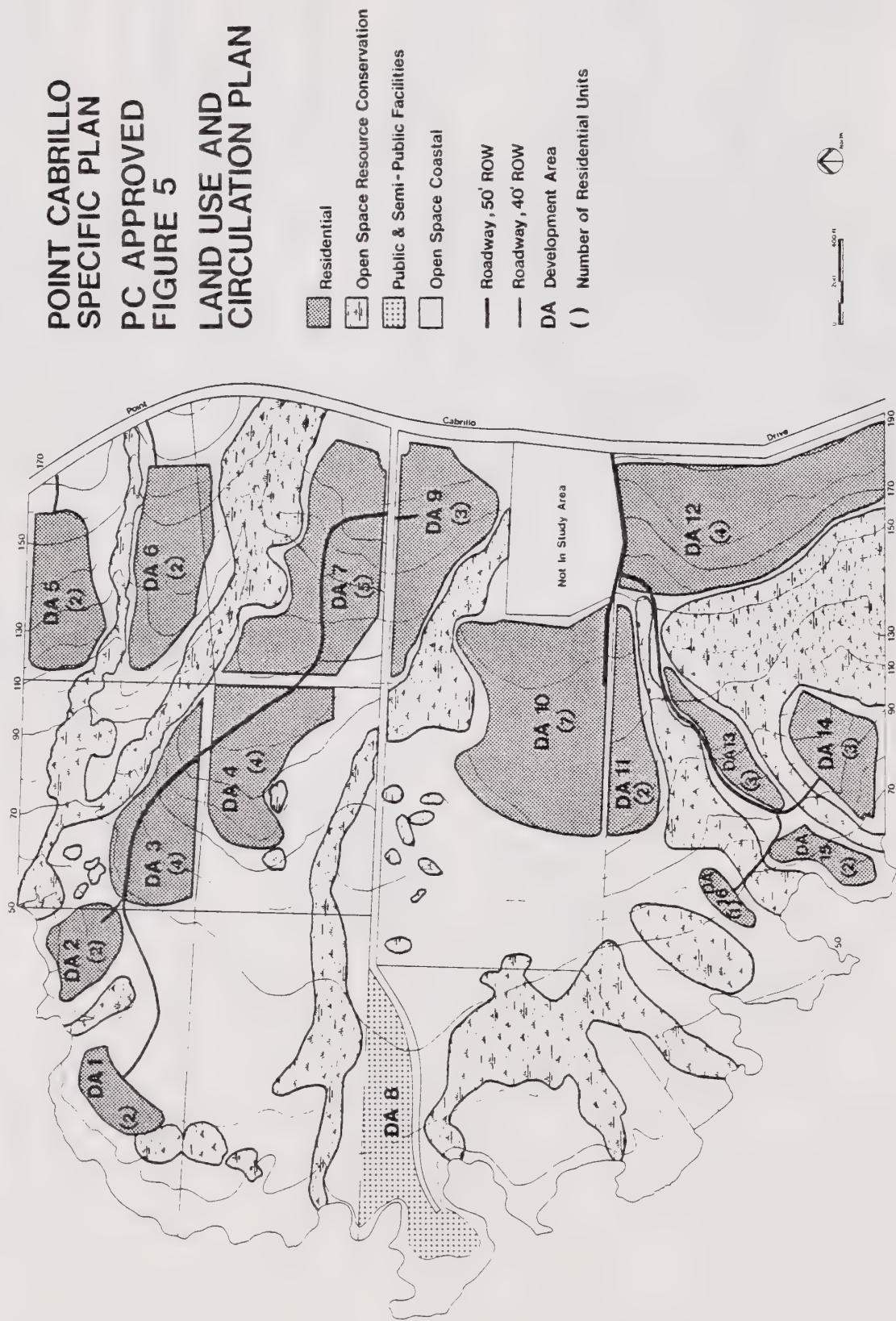
NOTE: Each development area may be increased by one unit through purchase of development credits from Subarea B

RESOURCE PLANNING
& MANAGEMENT



**POINT CABRILLO
SPECIFIC PLAN
PC APPROVED
FIGURE 5**

**LAND USE AND
CIRCULATION PLAN**



Land Use Classifications:

1) Residential

Principal Permitted Use: Single family residence and associated roads and utilities; home occupation; management and conservation of natural resources.

Conditional Uses: Cottage industry and overnight accommodations with units similar in design and siting/lot size to residential areas.

Parcel Size: None specified. Densities shall not exceed one (1) dwelling unit per five (5) gross acres of site area as specified on the Specified Plan map. A minimum of one half acre for each parcel must be within a development area.

Maximum Dwelling Density: One dwelling unit per legally created parcel, or upon planned development approval, one dwelling unit per parcel in a designated development area. Overall residential densities shall not exceed one (1) dwelling unit per five (5) gross acres of site area, as specified on the Land Use and Circulation Plan map. For each existing or newly created parcel, no more than one (1) residential dwelling unit per parcel shall be permitted. Upon planned development approval and issuance of a use permit, overnight accommodations may be allowed within a development area at a density of one (1) overnight unit per allowed residential unit. Overnight units developed must be in lieu of residential units.

2) Open Space - Resource Conservation

Principal Permitted Use: Management and conservation of natural resources; education and scientific research.

Conditional Uses: Passive recreation associated with open space use; necessary utility, trail and roadway crossings associated with adjacent developed uses.

Parcel Size: None specified, no division permitted except to further protection of natural resources.

Maximum Dwelling Density: None permitted.

3) Open Space - Coastal

Principal Permitted Uses: Passive recreation associated with open space and public facility use; management and conservation of natural resources; education and scientific research.

Conditional Uses: Facilities that support allowed recreational uses; necessary utility, trail and roadway crossings associated with adjacent developed uses; placement, repair and maintenance of wastewater disposal fields and domestic water wells/fields.

Parcel Size: None specified, no division permitted except to further protection of natural and cultural resources.

Maximum Dwelling Density: None permitted.

4) Public & Semi-Public Facilities

Principal Permitted Uses: Passive recreation associated with open space and public facility use, management and conservation of natural resources; education and scientific research.

Conditional Uses: Public and semi-public facilities including: utilities, hostel, inn, or bed and breakfast inn; active recreation uses; appurtenant facilities that support allowed public facilities, caretaker residence; and radio studios. The maximum allowed overnight accommodations are identified by subarea in the Specific Plan.

Parcel Size: None specified, no division permitted except to further protection of natural and cultural resources.

Maximum Dwelling Density: None permitted; except upon issuance of a use permit, one caretaker residence may be allowed.

Definitions:

Passive Recreation: Passive recreation includes leisure activities that involve only minor supplementary equipment and that require improvements limited to those for health, safety, and maintenance of open space. Examples are sightseeing, hiking, walking on the beach, birdwatching, photography, nature study, painting, picnicking, fishing, and diving.

C. Land Use Allocation

The planning area is divided into five subareas (Figure 4) which correspond to the five existing property ownerships. The land use plan is designed so that separate development proposals can be submitted for each developable subarea. A description of each subarea and its land uses is described below. The five subareas contain a total of ten sixteen development areas. The individual development areas within the subarea are also described, and specific site considerations for the development areas are identified.

The Specific Plan recommends a transfer of development credits (Standards 10 and 11 of Land Use Element) from Subarea B which is located entirely within a highly sensitive scenic area with little opportunity to fully mitigate the

visual impact of development. The five development credits equivalent to one unit/five acres of Subarea B are transferred in an open market system in which landowners within other subareas can offer to purchase the credits from the landowner of Subarea B.

Plan Subareas:

Subarea A

Description: This subarea on the northern section of Point Cabrillo contains five parcels with sizes of 20.5, 20.5, 20.6, 21.0, and 25.8 acres. Numerous streams, wetlands and riparian areas are present. The topography of the site is fairly level near the coastline and rises gradually towards Point Cabrillo Drive with a series of terraces. Streams with steep ravines on the upper terraces run through the property from east to west and divide the continuity of each terrace. The land to the west on the first coastal terrace is open to view from the Light Station and the Caspar Headlands to the north. There is a view corridor of the headland and Light Station that runs through the subarea from the viewpoint on the northeast corner by Point Cabrillo Drive (Figure 12). There is a small area along the coastline near to the northern cove that is at a lower elevation and is screened from Light Station views. The second coastal terrace area, especially along the northern boundary of the subarea adjacent to existing residential subdivisions, is a less sensitive visual area due to distance from view areas and partial screening by the changes in topography. The eastern section of the subarea near Point Cabrillo Drive is screened from public view by topography and tree groves. Two trails cross the subarea, and a private roadway connects to Point Cabrillo Drive.

Land Uses: Subarea A contains seven designated residential development areas, located in areas of low and moderate environmental sensitivity. A total of 21 residential units are allocated to the subarea with the potential of gaining four additional units, one each within Development Areas 2, 5, 6 and 7, through transfer of development credits from Subarea B. The open space areas would contain any access trails, minimum facilities such as small educational and directional signs, utilities, roadways, and any water supply facilities and wastewater disposal systems necessary to support the development areas.

Development Areas: The coastal development area within Subarea A, shown as Development Areas 1 and 2 on Figure 5, are located adjacent to and south of the northern cove on the westernmost parcel. This location has a moderate level of environmental sensitivity due to nearby geologic hazard, archaeological, and wetland areas and its immediate proximity to the highly scenic viewshed of the headland. The development areas can accommodate two (2) residences each, with excellent views of the ocean and the immediate coastline. The location of this area is such that the residences can be perceived as an extension of the adjacent subdivision if viewed from coastal trails or inland areas. In order to preserve the

scenic viewshed of the headland from the Light Station and the Mendocino Headland, it is essential that the residences be sited and designed to be of a low profile to fit into the topographic depression that screens the area.

Development Area 3 (DA3) is located immediately east of the 21 acre headland parcel. It lies on the southern half of the northwest 20.5 acre parcel. It has a low to moderate level of environmental sensitivity due to the existence of archaeological sites within the area and its location within 1500 feet to 1800 feet of the Lighthouse buildings. Development Area 3 (DA3) can accommodate four (4) residences with excellent views of the lighthouse, headland, and ocean.

Development within DA3 should be sited and designed to avoid archaeological sites to the extent feasible, and to partially screen the residences from view by the use of setbacks from and landscaping in the most visually prominent locations of the Development Areas.

Development Area 4 (DA4) is located in the northeast portion of the southwest 20.5 acre parcel. It is located almost entirely north of an existing access road. This development area avoids wetland and riparian areas and is approximately 1400 feet to 1800 feet northeast of the Lighthouse buildings. Its visibility is as a distant background terrace from the Light Station. This development area can accommodate four (4) residences with excellent views of the Headland, ocean, and Lighthouse.

Development Area 5 (DA5) is located in the northern half of the northeast 20.5 acre parcel. Development within DA5 should be sited and designed to be somewhat distant from the northern property boundary, the access road to DA5 should be approximately 150 feet south of the Caspar South Water Tank on Cabrillo Drive. This development area will accommodate two (2) residences with excellent views of the headland, and good distant views of the Light Station and ocean.

Development Area 6 (DA6) is located on the upland area adjoining Point Cabrillo Drive and south of the stream separating DA5 from DA6 (southern half of the northeastern 20.5 parcel). This development area has a fairly low level of environmental sensitivity. The area is only partially visible from any scenic viewpoint, but can provide two residential sites with good views of the headland and ocean. There is one recorded archaeological site within the area.

Development within DA6 should be sited to avoid the archaeological site where feasible and fit into the existing vegetation which is dominated by stands of mature cypress. The tree groves should be preserved as they provide a scenic setting for the subarea. Additional landscaping may be desirable to screen development from Point Cabrillo Drive.

Development Area 7 (DA7) is located adjacent to Lighthouse Road on the southeast 25 acre parcel of Subarea A. This area has a low to moderate

level of environmental sensitivity due to its visibility from the Light Station and its location adjacent to the entrance drive to the headland. The border of the area adjoins the top of a steep stream bank. Parts of this development area have excellent views of the headland, Light Station and ocean.

Subarea B

Description: This property of 29.5 acres adjoining the shoreline is located immediately north of and adjacent to the Light Station. The property is a highly sensitive area and has a significant wetland along the southern property line. Any development on this site would have significant impacts on the headland viewshed and the scenic character and setting of the Light Station. The vegetation and limited topographic relief will not screen development. Several wetlands are scattered through the northern half of the property. The coastline has an informal trail along the top of the bluff which is used by local residents and visitors.

Land Use: Due to the highly sensitive nature of this site, no development is proposed other than the minor facilities shown in the recreation and access plan that support open space uses. The Specific Plan places open space land uses on the entire subarea in order to preserve its sensitive biotic and visual resources. The LUP designation for the subarea would allow up to five residential units. Therefore, Subarea B has been granted five (5) residential units in the form of credits that can be transferred to any five of the other nine residential development areas in the Specific Plan area. The implementation chapter (page 54) of the Specific Plan and the standards of this element (10 & 11) describe how the density transfer system is to be implemented. Land uses designated for the subarea are Open Space Coastal and Open Space Resource Conservation.

Subarea C

Description: The 30 acre Light Station parcel currently owned by the Coast Guard comprises Subarea C. This subarea contains the highly scenic and historic Light Station complex consisting of the lighthouse, three residences and five appurtenant structures. The subarea also has a pond which supplies water to the station. This parcel has a large wetland that also contains the suspected food source for the Lotis Blue butterfly. There are several inaccessible coves and eroding coastal bluffs within the subarea. This subarea is the focal point of the Point Cabrillo viewshed and the most highly sensitive visual area on the headland.

Land Use: The development area of Subarea C is designated Public and Semi-Public Facilities. This land use classification would allow the continued use of the site as a Light Station with caretaker residences and could also allow an interpretive center or museum, day use

recreation, and low intensity overnight accommodations. The wetlands and sensitive habitat areas are designated Open Space Resource Conservation. The remainder of the site is designated Open Space Coastal.

Development Area: The Light Station area is designated Development Area 8 for the purpose of allowing construction of necessary facilities to support the use of the site for a Light Station, or other appropriate land uses allowed within the Public and Semi-Public Facilities land use classification.

It is essential that any additional development be designed to be architecturally compatible with existing structures. Any new structures must also be sited to enhance the visual quality of the Light House complex.

Subarea D

Description: Subarea D contains 53 acres of land bordered by Point Cabrillo Drive, Lighthouse Road, and the Light Station property. The property has a wooded area adjacent to Point Cabrillo Drive. The lower, western area of the site is within the primary coastal terrace and the secondary terrace. The lands of the primary terrace are highly visible grasslands within the scenic viewshed of the Light Station and headland. The secondary terrace area of the property is less visually sensitive but is still clearly visible from the coastline and Light Station. A major wetland area crosses the site along the boundary by Lighthouse Road. A well established trail crosses the site from the private campground to the shoreline.

Land Use: Two development areas are identified within Subarea D. A total of 10 units are designated for the subarea with the potential of adding one additional unit within Development Area 9 through transfer of development credits from Subarea B. The marsh areas are designated as Open Space Resource Conservation. The remainder of the property is designated Open Space Coastal.

Development Areas: Development Area 9 located by Point Cabrillo Drive and Lighthouse Road, is designated for three (3) residential units. The environmental sensitivity of the development area is low. There are some historic sites within the development area that may be impacted. Development within the western portion of DA 9 will have excellent views of the headland with the Light Station and ocean in the background.

Development Area 10 is located on the secondary terrace area adjacent to the campground and Subarea E. This development area is highly visible but can be relatively well screened by landscaping and development of low profile structures that blend with the topography. The development area is allocated seven (7) residential units under the Residential land use classification.

Development within DA 10 will have excellent views of the headland, ocean and Light Station but must be properly sited and screened to avoid adverse visual impacts.

Subarea E

Description: The southern property contains 77 acres of land extending from the coastline to Point Cabrillo Drive. This property, like Subarea A, contains a series of terraces with the first coastal terrace located in the highly sensitive scenic viewshed of the headland. Much of this terrace is clearly visible from the Light Station and the Mendocino Headland, but a small pocket of land along the shoreline is screened by a nearby residence and the topography. The second terrace provides excellent views and is less visually sensitive because less of the terrace is visible from the Light Station Area. The upper area by Point Cabrillo Drive contains a large area of land that is well screened by existing vegetation and topography. Subarea E contains several small streams with accompanying wetlands and riparian vegetation that are highly sensitive habitat areas. A large wetland area is located at the south boundary of the property. This area was also found to contain a few host plants for the Lotus Blue butterfly.

Land Use: The subarea contains six development areas in the least sensitive areas of the property. These areas can accommodate the 15 units allowed within the property with the potential of gaining two additional units, one each in Development Areas 11 and 12, through a transfer of development credits from Subarea B. An extensive area of the property is designated Open Space Resource Conservation in order to protect the sensitive wetland and riparian areas. The remainder is designated Open Space Coastal.

Development Areas: Development Area 11 is located adjacent to Development Area 10 on the second terrace. This area is moderately sensitive due to its visibility and the wetland area that borders it to the south. It will provide excellent views of the Light Station, coastal terrace and ocean. The development area is designated Residential with two (2) units. Development within the area is subject to the same siting and landscaping criteria as the area immediately to the north.

Development Area 12, located adjacent to Point Cabrillo Drive, has low environmental sensitivity and is allocated four (4) residential units. Residences can be located along the edge of the terrace in order to have good views of the headland and ocean.

Screening of any units that are exposed to view in DA 12 should be accomplished using a combination of trees and shrubs that allow views from the residences while providing an unobtrusive setting. Some of the pines planted along Point Cabrillo Road on the southeast corner of the

area should be removed to open up views of the headland from Point Cabrillo Road.

Development Area 13 is located between two wetland and riparian areas on the second terrace slope. This development area is outside of the primary viewshed and is designated for three (3) residential units.

Development Area 14 is located south of DA 13 on a sloping portion of the second terrace adjacent to the Indian Shoals Subdivision. This area is located out of the primary viewshed and development should blend with adjacent development at Indian Shoals. DA 14 is designated for three (3) residential units.

Residential use of the coastline of Subarea E can be accommodated within Development Areas 15 and 16, adjacent to and north of the southern cove and across from the residence on the point in the Indian Shoals Subdivision. Development Area 16 is designated for one (1) unit which is to be located so that it is screened from the Mendocino Headland views of Point Cabrillo and will blend in the background setting as viewed from the Light Station area. Development Area 15 is designated for two (2) units and must achieve the same screening.

Any structures in DA 15 and DA 16 are to be low profile and screened with low vegetation. These areas will provide some of the best views of the immediate coastline available from the developed areas within Point Cabrillo.

D. Standards

The land uses and densities allowed under the specific plan are identified in the land use classification designated for an area and the Recreation Plan. The design standards for development within the project area are presented in the Design Element. Land division standards are presented below, including specific transfer of development credit (TDC) standards.

1. Land divisions within a development area are exempt from LUP Policy 3.9-2 and shall meet all County regulations as contained in Chapter 17 of the Mendocino County Code. Where any conflict arises between the Specific Plan standards and the County's land division regulations, the Specific Plan standards shall be followed. The land division of parcels within the Specific Plan area shall be exempt from the lot width to the lot depth ratio requirements of Chapter 17 of the County Code.
2. New development shall take place only within designated development areas, although parcel lines may extend into open space areas. No further land division shall be allowed in Subareas B and C ~~unless the division results in a significant increase in protection for biotic, cultural and scenic resources. Each parcel shall have a minimum of one-half acre within a development area to accommodate permitted uses.~~ A

~~planned development application and tentative map for Subarea A which abandons the present configuration of parcels is necessary a land division of the subarea to be in conformance with the plan and to be eligible to receive density transfer credits.~~

3. Development within a subarea where no planned development application has been approved shall be limited to one unit per legally existing parcel and the unit shall be located in the least environmentally sensitive area of the parcel or of the development area designated within the parcel. All such development shall be subject to design review and shall be in conformance with Design Element standards. All further development rights on the property shall be dedicated to the County and retired or other appropriate agency.
4. All applications for land division shall be submitted in conjunction with a planned development application. Planned development, and land division and use permit applications shall be reviewed and processed concurrently in conjunction with the standards of the Specific Plan. The PD application shall include the following information:

Existing Conditions:

- a. Topographic map of the site including the entire subarea showing two foot contour intervals.
- b. Map showing approximate location and height of existing structures, trees and other major vegetation. Structures and trees to be removed shall be indicated.
- c. Location of all water bodies, drainageways, and wetlands. Location of areas subject to inundation or flooding within the subarea.
- d. Location, pavement and right-of-way width, grade and name of existing streets within the subarea ~~and within 200 feet of the subarea's boundaries.~~
- e. The widths, location and identity of all existing easements within the subarea.
- f. The location, nature and size of all existing utilities within the subarea ~~and within 200 feet of the subarea boundaries.~~
- g. Existing trails, proposed access improvements and recreation areas within the subarea ~~and within 200 feet of the subarea's boundaries.~~
- h. Preliminary geotechnic report describing soils, geology and, if appropriate, cliff retreat for ~~areas to be developed~~ development within the 75 foot blufftop setback established in Chapter X, Standard 2.

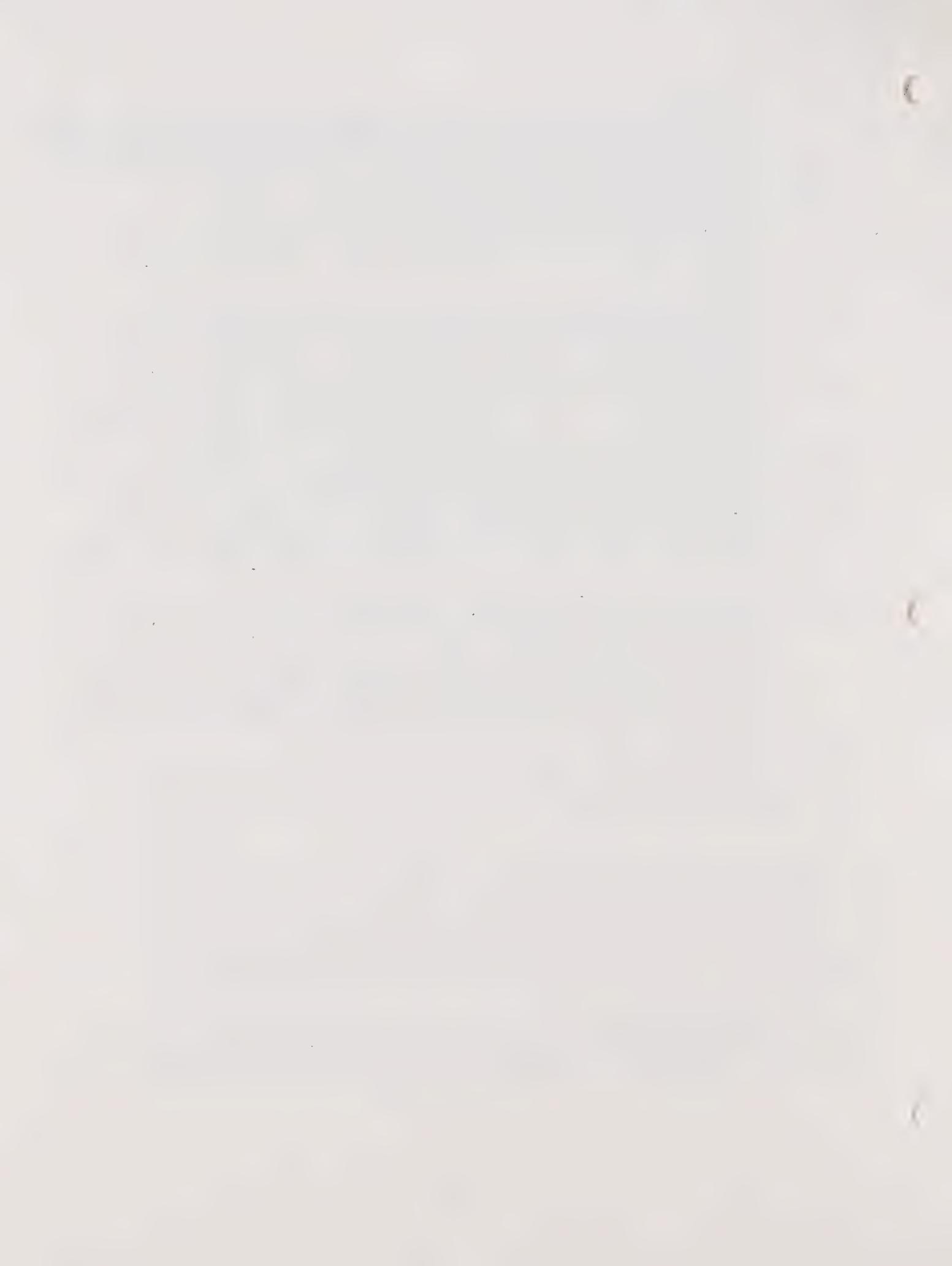
Proposed Improvements:

- a. The location, grade, centerline radii and arc length of curves, pavement and right-of-way width and proposed name of all streets. Typical sections of all streets shall be shown and indicated if they will be offered for dedication or remain private roads.
- b. The width, location and purpose of any proposed easements.
- c. Lot layout plan showing Specific Plan Development Area boundaries, parcel location, parcel dimensions, required setback boundaries, and proposed locations of building envelopes.
- d. Location of any proposed open space areas with all proposed trails, access improvements, and recreation areas.
- e. Proposed utility improvements and easements including the location and size of proposed sanitary sewers, water mains and drainage improvements. The proposed location of pumping stations, water supplies and wells, wastewater disposal areas, and drainage retention basins shall be indicated. Proposed slopes and elevations of sanitary sewers and drainageways or lines shall be indicated.
- f. Proposed grading and erosion control plan.
- g. Landscaping plan.

5. Building envelopes identified for new parcels shall be located and configured so as to that new development will minimize visual impacts from public viewpoints.
6. New parcels shall be located and configured to minimize impacts on biotic and cultural resources by permanently restricting/prohibiting future development outside of development areas through recordation of conservation easements, deed restrictions, or restrictions placed on the final map.
7. All portions of proposed parcels outside the designated Development Areas of the Specific Plan shall be open space with a perpetual conservation easement dedicated to the County or a suitable public or private non-profit agency. These easements shall extinguish further development potential on the area within the easements and shall be placed on the land at the time of approval of the first development area land division within the subarea.
8. A land division and development application may be submitted for one or more development areas within a subarea. If the first land division application for a subarea does not include all development areas within

~~the subarea, then the remaining development areas shall be divided as one parcel within a PD overlay. Future division of such a parcel shall meet all standards of the Specific Plan and shall be subject to the same land division process. If lot lines extend beyond development areas then a tentative map must cover the entire subarea.~~

9. ~~The division of land for development of overnight visitor serving facilities shall meet all planned development and land division standards.~~
10. ~~Development densities shall be transferred out of Subarea B to residential development areas within the site. No further land division of Subarea B shall be allowed. Subarea B is assigned five density credits that may be purchased by landowners of other subareas within the Specific Plan area and assigned to individual development areas. A density credit may be used for one residential unit or one overnight accommodation unit. No more than one density credit may be transferred to an individual development area. Upon transfer of the first development credit, a trail easement along the coastal bluff in Subarea B as shown in the Recreation Plan shall be dedicated to the California Department of Parks and Recreation, the County, or other appropriate agency. A conservation easement for all lands in Subarea B shall be dedicated to the Department of Parks and Recreation, the County, or other appropriate agency upon the sale or transfer of all five density credits.~~
11. ~~Each subarea with a residential land use designation may participate in the transfer of density credits to development areas within its boundaries except Development Areas 1, 3, 4, 10, 13, 14, 15 and 16. The transfer of a density credit shall be recorded with the County Recorder. In order to be eligible to develop a density transfer unit, a planned unit development application must be submitted integrating the density transfer unit into the site plan for the subarea and the development area receiving the density transfer unit.~~



V. CIRCULATION ELEMENT

The existing circulation system in the area of Point Cabrillo consists of Highway One, Point Cabrillo Drive, short public and private roadways serving individual subdivisions and parcels, and Lighthouse Road which provides access from Point Cabrillo Drive to the Light Station. The LUP requires that Highway One capacity be considered during the review of development permits. The project as evaluated in the Circulation Chapter of EIR would have no significant impact on highway capacity or level of service. Local and regional roadways are shown in Figures 1 and 2. The capacity of the existing exterior circulation system is adequate to accommodate traffic generated by development of the site. The use of the roadways of adjacent subdivisions has been discouraged by deed restrictions covering Vega Drive and lack of an access point to the road serving the Indian Shoals subdivision.

A. Purpose and Goals

The purpose of the Circulation Element is to identify a circulation system that will serve the Specific Plan project and to set forth construction and roadway standards. The public roadways and private drives illustrated within the plan are to provide an appropriate standard of access to developed areas that is compatible with the site's highly scenic, rural character, and its sensitive resources. The circulation plan map shown in Figure 5 presents an interior circulation system that serves to provide access for residents and the visitors of recreation facilities. The circulation system improvements identified by the plan address roadways, interior private roads and driveways, bicycle paths and access trails, and parking standards. The access trail system is presented in the Recreation Element and is incorporated into the Circulation Element by reference.

The major goal of the circulation plan is to provide a system of public and private roadways that provide a high standard of access for residents and visitors, and avoid the crossing of wetlands, riparian areas, creeks, archaeological sites, and prominent scenic areas wherever possible. On-street parking is restricted to maintain a high level of visual quality and to keep the shoulders open for pedestrians and bicyclists. Where roadway easements have been previously recorded, these should be used within the plan. The roadways of adjacent subdivisions should be linked to the project's road system where possible.

B. Circulation Plan

Roadways: Public and private roads provide access to the interior of Point Cabrillo as shown in Figure 5. The roadways are laid out in a manner that meets the goal of avoiding wetlands and streams. This requires that most development areas have separate access to Point Cabrillo Drive and results in intersections that will need to be controlled by stop signs. The plan

designates the eastern most 400 feet of Lighthouse Road as a public road. This will require upgrading the road width and surface, and dedication of right-of-way to the County.

The development areas that have direct access to Point Cabrillo Drive without crossing through a neighboring subarea are served by private roads. For purposes of circulation, Development Areas ~~7 and 9~~ 10 and 11 are treated as one area and are served by a public road. The access to the ~~two~~ coastal development areas, ~~DA 1 and DA 10~~, requires long roadways; allowing narrower roadways will have less impact on the resources of the site and lower cost while providing an adequate level of access.

The shoulder of Point Cabrillo Drive adjacent to the site is to be widened and improved for pedestrian use. The existing shoulders are too narrow to allow safe use. A scenic pullout is located at the northeast corner of the site. This pullout will allow visitors a panoramic view of the headland and Light Station.

Parking: On-street parking is restricted by the plan in order to control visual impacts and the privacy of the residential areas. In order to provide adequate parking, residences and overnight accommodation units are to have two off-street parking spaces available for their guests. Parking lots for public access and recreation are provided at the Light Station.

Access Trails: A system of access trails is provided for use by residents and visitors. Trails for visitor use are provided along the shoreline. Pathways to the shoreline trail from development areas ~~are~~ should be provided for residents. The trail system and standards are described in the Recreation Element.

C. Standards

1. Development areas with 5 or more units shall have private roads. All Development Areas shall be served by private roads except Development Areas ~~7 and 9~~ 10 and 11 shall be served by a public roadway which passes through Development Area ~~9~~ 12 to Point Cabrillo Road. A public roadway is not necessary if an easement of adequate width is acquired over Development Areas 12 and 11 for the benefit of Development Area 10.

These Roadways serving Development Areas with five or more units shall have two 10-foot paved lanes and 4-foot unimproved shoulders on minimum 50-foot easements. The design speed of the roadways ~~shall~~ should be 20 miles per hour. The shoulder ~~shall~~ be designated for pedestrian and bicycle use is intended for non-motorized use.

2. Development areas with four or less units, ~~DA 1 and DA 10~~, are to be served by private drives which shall have a paved 16-foot roadway with 2-foot unimproved shoulders on 40-foot minimum easements.

3. All intersections with Point Cabrillo Drive shall have stop signs controlling traffic exiting the project.
4. The finished grades of any project roadway shall not exceed 15 percent.
5. The construction specifications of the project's roadway foundations and surfaces shall meet all County standards. Drainageways are to be provided adjacent to the roadways that will channel runoff to collection systems that filter out grease, oil and sediments. The drainageways and collection systems will be specified in the planned development application. Appropriately designed, landscaped and maintained grass swales could meet the requirements of this standard.
6. Efforts should be undertaken to remove the deed restriction that prohibits the extension of Vega Road. Vega Road should then be extended at a reduced standard to connect with the road in Development Area 2 to provide an emergency access route to Subarea A. Breakaway barriers should be installed to discourage all but emergency uses. Road locations shown in the development areas may be relocated provided the relocation only occur within the development areas. Road locations outside of development areas shall follow, as closely as possible, the alignment identified on Figure 5. Any roads which cross wetlands or riparian areas shall conform with Conservation and Open Space Element Standard 2.
7. Efforts should be undertaken to obtain an access easement to the Indian Shoals Subdivision Road for emergency access between Development Area 10 in Subarea E to Indian Shoals. Breakaway barriers should be installed to discourage all but emergency uses.
8. (A) Lighthouse Road shall be reconstructed to two 12-foot lanes with 4-foot shoulders with unimproved drainages along the side before use permits are issued for intensified use of the Light Station area. The first 400 feet of Lighthouse Road shall be dedicated to the County for public use. A fifteen (15) foot easement on each side of the eastern most 400 foot section of Lighthouse Road shall be dedicated to the County by the adjacent landowners so that a 60 foot right-of-way exists for this section of the road.
(B) Land divisions in Development Area 4 Subarea A and Development Area 6 Subarea D may provide for temporary access to Point Cabrillo Drive only if access can not be obtained to Lighthouse Road at the time of Subdivision in accordance with the specific plan. The provisions of Standard 8(A) must still be met and, when access can be obtained to Lighthouse Road, the temporary accessways to Point Cabrillo Drive shall be relinquished. All temporary Any new access approaches to Point Cabrillo Drive shall be at least 150 feet from Lighthouse Road.
9. A six foot pedestrian access easement along adjacent to Point Cabrillo Drive shall be dedicated to the County on each parcel fronting this roadway and a minimum shoulder width of six feet four foot wide area shall

be graveled to accommodate pedestrian use. This shall be a condition of approval for the development permits of each subarea adjoining Point Cabrillo Drive.

10. Two covered residential and two guest parking spaces shall be provided on each residential lot. Two guest parking spaces shall be provided for each overnight accommodation unit.
11. Public parking areas shall be provided at the Light Station recreation area.
12. On-street parking along the project's ~~public roads~~ roadways shall be restricted.
13. ~~A scenic pullout shall be provided adjacent to Point Cabrillo Drive in Subarea A as shown on the Recreation Plan of the Specific Plan.~~

VI. HOUSING ELEMENT

The Mendocino County Housing Element contains a housing policy for coastal developments that applies to the Point Cabrillo area. Policy 2.6 requires the inclusion of residential units for low and moderate income families or payment of in-lieu fees in new development within the coastal zone. Energy conservation is encouraged by Policy 7.1.

A. Purpose and Goal

The Housing Element applies the housing policies of the General Plan to the Specific Plan. The housing goal of the Specific Plan is to provide well designed and sited housing that is energy efficient.

B. Standards

1. Housing development within Point Cabrillo shall meet all standards set forth in the Housing Element of Mendocino County.
2. Design of residential units shall incorporate energy efficient weatherization and insulation materials and shall be sited and landscaped to reduce hearing requirements.
3. Where economically feasible, in-lieu fees on the subdivision of development areas within Point Cabrillo shall be paid for the development of off-site low and moderate income housing as required by the County Housing Element. If in-lieu fees are to be paid, then the property owners should be entitled to the provisions in the state law that allow for density bonuses and/or other incentives.

VII. PUBLIC FACILITIES AND SERVICES ELEMENT

The Point Cabrillo area is currently served by on-site water supplies and on-site wastewater disposal systems. Wells and impounded streams supply domestic water to the developed areas of the site and surrounding area. The LUP requires that development be approved only where satisfactory sites for wastewater disposal are available. Approval of the creation of any new parcel is contingent upon adequate supplies of water during the dry summer months such that groundwater tables will not be adversely affected. Water supply and wastewater disposal systems should be designed to serve the development levels permitted by the LUP.

A. Purpose and Goals

Provision of adequate sewage disposal facilities is an essential aspect of the Specific Plan. The primary consideration is for the safe and sanitary disposal of all human and domestic wastes to protect the health of residents and public-at-large against transmission of diseases and occurrence of nuisances or pollution. Specific objectives as set forth by Mendocino County Division of Environmental Health requires that sewage be disposed in a manner that:

- will not contaminate any drinking water supply;
- will not give rise to a public health hazard by being accessible to insects, rodents or other possible carriers which may come into contact with food or drinking water;
- will not give rise to a public health hazard by being accessible to persons, or animals that come in contact with persons;
- will not violate state or local laws or regulations governing water pollution or sewage disposal;
- will not pollute or contaminate the water of any bathing beach, shell fish breeding ground, or any stream;
- will not give rise to a nuisance due to odor or unsightly appearance.

In addition to these basic sanitation goals, the objectives for the plan area are to provide sewage disposal facilities that:

- are most compatible with the soil and groundwater constraints evident in the area;
- minimize disturbance of sensitive wetlands or archaeological sites;

- maximize the separation distances from limited water supply sources;
- minimize construction, operation, and maintenance costs, while still maintaining a high degree of system reliability;
- allow for incremental construction to facilitate phased development of the area.

The general purposes of water supply facilities are to provide residents with a satisfactory, continuous supply of water, under adequate pressure, which is palatable, not excessively hard or corrosive, and which complies with appropriate chemical physical and bacteriological standards set forth in the Safe Drinking Water Act. In developing water systems the aim is to locate and construct the facilities in such a manner as to be reliable, durable and economical, and to avoid potential impacts from sewage disposal systems or other sources of contamination.

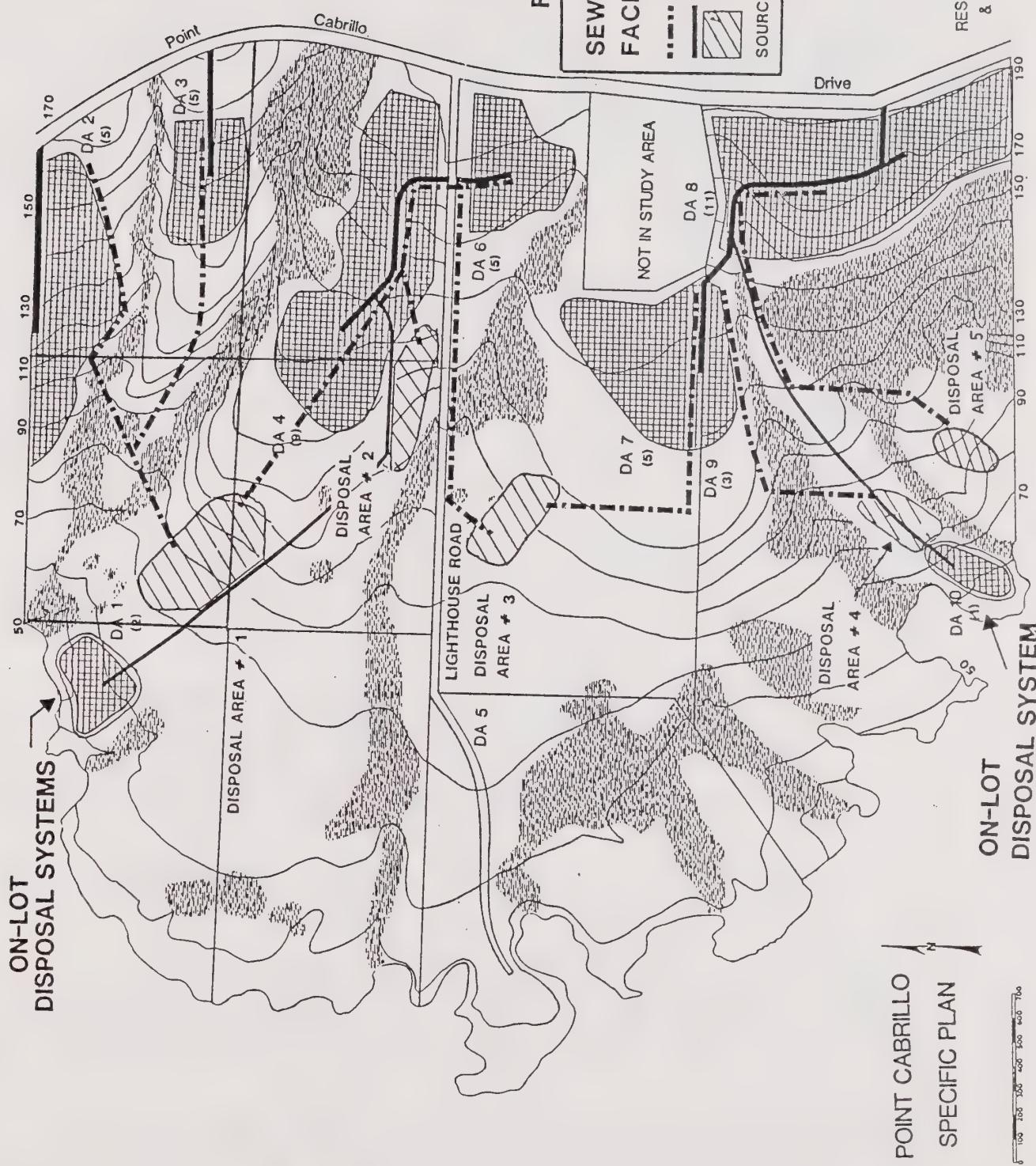
The Mendocino Coast is a notoriously water short area. Water availability may vary drastically from one property to the next; and the ability to pool available water supplies is often essential to meet water demands. With this in mind, an additional goal of the water facilities plan for Point Cabrillo is to provide a fully inter-linked system over the full extent of the plan area. This is to allow a pooling of water supplies from the best source areas, and sharing of storage facilities to provide maximum flexibility and emergency capacity, at the least cost.

B. Public Facilities Plan

The Public Facilities Plan focuses on the provision of sewage disposal and water supply systems.

Sewage disposal facilities for the Point Cabrillo area can be provided through the use of "on-site" methods - in particular, septic tank - leachfield type systems. This is the predominant method of sewage disposal in the Mendocino coastal areas outside of the major cities and towns. Because of variable and limiting soil and groundwater conditions over the project area, the Specific Plan stresses the use of cover fill (i.e., "highline") and mound systems, as well as community or neighborhood sewage disposal fields to serve groups of houses. A single centralized system for sewage collection, treatment and disposal is not considered necessary or appropriate for the area; nor is there a need to go beyond the limits of the plan area for sewage disposal facilities.

Suitable areas for sewage disposal exist within each of the Specific Plan Subareas. Disposal sites have been designated in each subarea to accommodate the corresponding development within the subarea.



The proposed facilities to serve the various development areas are shown in Figure 6. The plan provides for a combination of individual on-lot systems, and small community disposal fields for clusters of residences.

Treatment Facilities: Regardless of the disposal site, all residences would be served by individual, accessible septic tanks located on-lot.

Pumps and Transmission Lines: Where off-lot disposal is indicated, a 4-inch gravity or small diameter (e.g., 2 inch) pressure line would be used for transmission of septic tank effluent to the disposal field. Individual pumps or automatic dosing siphons would be required for pressure dosing of mound systems, where these are used.

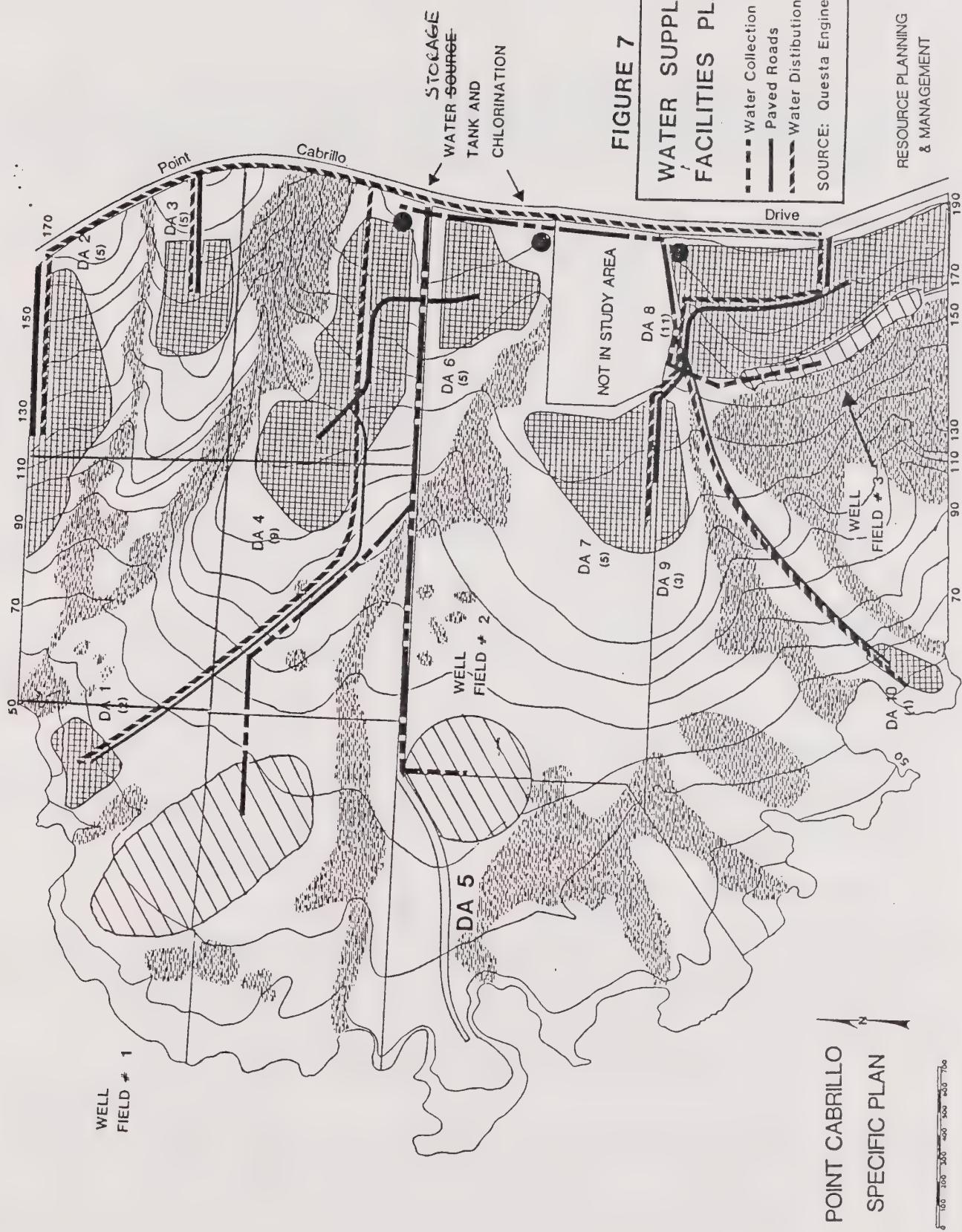
Disposal Fields: The most critical aspect of on-site sewage disposal is the siting and design of the disposal field. In general, soil and groundwater conditions in the plan area will not permit the use of conventional leaching trenches (e.g., 3 to 4 feet deep). Instead, it will be necessary to utilize mound systems or possibly shallow (1 to 2 feet deep) trenches with cover fill ("highline" system). See Appendix B for typical designs. Final determinations of the appropriate design for each disposal site will depend upon wet weather observations of seasonal high groundwater levels. Appropriate monitoring wells have been installed to facilitate groundwater monitoring during the 1986-87 winter season.

Maintenance And Monitoring: Development of the Point Cabrillo area will require the establishment of, or annexation to a suitable public entity (e.g., County Service Area, Sewer District, etc.) to assume responsibility for maintenance and management of sewage disposal facilities. There are two reasons for this:

- 1) Mound systems are presently not permitted in Mendocino County as a basis for subdivision and development of new parcels; they are only permitted for development on existing lots-of-record. The policies of Mendocino County and Regional Water Quality Control Board, however, would allow development using mound systems if carried out under the management authority of a public entity.
- 2) The construction of community collection and disposal systems for groups of homes is generally not permitted, except under the management authority of a public entity.

The public entity would be responsible for maintaining pump stations and transmission lines, conducting monitoring of disposal fields as required by regulatory agencies, and undertaking necessary repair work occasionally. Individual homeowners would be responsible for periodic pumping of septic tanks.

Adequate water supplies can be developed from shallow groundwater zones in the Point Cabrillo Specific Plan area to serve projected development. The availability of water is not uniform throughout the plan area, but rather



occurs in suitable quantities in limited areas, especially in portions of the lower terrace zones immediately north and south of the Lighthouse. The plan for water supply therefore emphasizes the development of a public water system, rather than scattered individual well supplies dispersed over the plan area.

The principal elements of the water supply system include water collection treatment, storage and transmission/distribution pipelines.

Water Collection: Water is most plentiful in the very shallow (10 to 20 feet deep) terrace deposits along the ocean front. Springs have historically been developed at various locations, with the reservoir and diversion serving the Lighthouse property being the most substantial system. Under the Specific Plan, additional water supplies are proposed to be developed in three general areas, as indicated in Figure 7. Groundwater would be extracted through a series of shallow wells and infiltration galleries (i.e., horizontal trenches) penetrating the aquifer.

Treatment: Groundwater in the shallow terrace deposits is generally of suitable mineral quality, as evidenced by water quality monitoring results for other water systems in the area. Treatment requirements would be limited to chlorination facilities to assure reliable disinfection.

Storage: Storage facilities are required for domestic supply reserves and for fire protection purposes. A minimum storage capacity of 100,000 gallons would be required for the area as a whole. Water storage tanks for each subarea are proposed.

Transmission/Distribution Lines: Transmission lines and pumps would be required from the well fields to the storage tank. An interconnected distribution network would deliver the water to the various development areas.

C. Standards

Sewage and Wastewater Disposal:

1. All sewage disposal systems shall be designed in accordance with regulations and criteria of the Mendocino County Division of Environmental Health and the North Coast Regional Water Quality Control Board.
2. Wet weather groundwater observations shall be required in each disposal area to confirm site specific sewage disposal design.
3. All community collection and disposal systems shall be designed and the construction work inspected by a California Registered Civil Engineer.
4. Final design of all community leachfields shall include an analysis of groundwater mounding to assure proper spreading of effluent.

5. When required by waste discharge requirements of the Regional Water Quality Control Board, monitoring wells shall be installed within community disposal fields and in down gradient areas to facilitate day-to-day monitoring of leachfield performance and long term impacts on groundwater quality.
6. A minimum separation distance of 300 feet shall be maintained between sewage disposal fields and community water supply sources (i.e. wells, developed springs, surface water reservoirs, or infiltration galleries).
7. A minimum separation distance of 50 feet shall be maintained between disposal fields and wetland areas.
8. Wherever practical, pipeline construction shall be confined to road right-of-ways to minimize disturbance in natural areas.
9. All land area disturbed during pipeline and disposal field construction shall be mulched and seeded for erosion protection at the completion of construction.
10. Minimum cover over pipelines shall be 12 inches in open land area, and 24 inches in private roadways and 30 inches in publicly maintained roadways.
11. Pipeline construction through wetland areas shall be conducted in a manner which will minimize disturbance of wetland and riparian vegetation. Native vegetation shall be replanted in disturbed areas following construction.
12. A public entity shall be established for the purpose of maintaining and monitoring all community sewage disposal facilities, including on-lot systems.
13. Community facilities shall be constructed by the landowner at the time of subdivision and dedicated to an appropriate public entity district for management. Utility easements shall be dedicated for wastewater disposal facilities and access to them for maintenance. An assessment may be levied upon developed areas which benefit from and are served by the community facilities to provide funding for the management responsibilities of the district.

Water Supply System:

1. Any the community or mutual water system to serve the Point Cabrillo area, or any subarea, shall be designed by a California Registered Civil Engineer.

2. All community, mutual or individual The water systems shall be designed in accordance with the following regulations and guidelines and other all applicable Mendocino County requirements and, where applicable, the following regulations and guidelines:

~~Pure Water Laws;~~
~~Water Distribution;~~
California Safe Drinking Water Act;
California Water Works Standards;
California Domestic Water Quality and Monitoring Regulations.

3. Community waste water collection facilities shall be provided at buildout to supply a sustained yield of 540 gallons per day per residential unit 19.1 gallons/minute and a peak day yield of at least 47.8 gallons/minute. All mutual systems shall be designed to deliver sufficient peak day yield quantities determined to be adequate by the Division of Environmental Health. Water collection facilities All individual water sources proposed to serve individual parcels shall be tested in accordance with Mendocino County procedures during the dry season determined by the Division of Environmental Health period of 15 August to 15 October.

4. Water collection facilities shall not be located within wetland areas.

5. Minimum water storage capacity for domestic water supplies and fire fighting shall be provided for all development (dwelling units and visitor units) shall be 100,000 gallons in sufficient quantities as determined by the Division of Environmental Health.

6. A minimum separation distance of 300 feet shall be maintained between community water supply sources (i.e., wells, developed springs, surface water reservoirs, or infiltration galleries) and sewage disposal fields.

7. Wherever practical, pipeline construction shall be confined to road right-of-ways to minimize disturbance in natural areas.

8. All land area disturbed during pipeline construction shall be mulched and seeded for erosion protection at the completion of construction.

9. Minimum cover over pipelines shall be 12 inches in open land area, and 24 inches in private roadways and 30 inches in publicly maintained roadways.

10. Pipeline construction through wetland areas shall be conducted in a manner which will minimize disturbance of wetland and riparian vegetation. Native vegetation shall be replanted in disturbed areas following construction.

11. Water lines shall be separated from sewage disposal fields by a minimum lateral distance of 10 feet, and from sewage effluent pipelines by a minimum vertical distance of 12 inches (water line above).
12. A public entity or mutual water company shall be established for the purpose of construction, operating, maintaining, and monitoring the any community or mutual water system for the plan area or any of its subareas.
13. Community facilities shall be constructed by the landowner at the time of subdivision and dedicated to an appropriate public entity district for management. Utility easements shall be dedicated for water supply facilities and access to them for maintenance. An assessment may be levied upon developed areas which benefit from and are served by the community facilities to provide funding for the management responsibilities of the district.

VIII. RECREATION ELEMENT

The Point Cabrillo area has coastal resources that provide a variety of recreational opportunities. The Local Coastal Program encourages development of visitor-serving recreation facilities along the coast. Existing recreation facilities are limited in the headland to a private campground. There are no existing, publicly dedicated access trails to the shoreline. Several pathways do exist within the site and Lighthouse Road is used as an access, but all are private property. The LUP identifies Lighthouse Road as a shoreline access and designates a proposed shoreline access route as shown in Figure 3.

A. Purpose and Goals

The specific plan provides for a variety of public recreational opportunities that reflect resources present on the site as well as existing recreational use patterns. The purpose of the Recreation Element is to provide for public access and recreational use of portions of the site consistent with Coastal Act and County guidelines, and consistent with protection of the area's scenic character and sensitive natural resources. The goals of the recreation plan are to provide day use and overnight recreational facilities at the Light Station; to provide access to recreation areas from private development areas, to provide public vertical and lateral access to the shoreline of Point Cabrillo; to provide public access from Point Cabrillo Drive; to provide enhanced visual access of the headlands from Point Cabrillo Drive and to protect the site's most scenic features.

Most of the properties within the study area are privately owned and will be developed for private residential purposes. Public access and recreation facilities therefore need to be planned and managed so as to protect the privacy of future residents and to ensure the security of private property.

B. Recreation Plan and Program

Shoreline Access: Public physical access to the shoreline area will be provided both via roadway access along Point Cabrillo Drive and Lighthouse Road, trail access from the Light Station and development areas, and by a trail system following the shoreline. Figure 9 illustrates the location of a small public parking area between the lighthouse and the lighthouse residences. This parking area will serve day-use visitors to the shoreline and the Light Station area and will augment parking for potential overnight use of the residential structures. ~~A scenic pullout is provided off Point Cabrillo Road on the northeast corner of the site. Access trails to the shoreline are also proposed from development areas.~~

The existing informal network of trails along the bluff tops will be consolidated into a single trail that provides continuous access along the shoreline. A portion of the trail in the vicinity of the lighthouse will be

FIGURE 8

EXISTING
RECREATIONAL
RESOURCES/
FACILITIES

- Tidepools/Rock Terraces
- Informal Unimproved Trail
- Pocket Beach
- Coastal Trail (unimproved)
- Scuba Diving & Fishing
- Scuba/Skin Diving (no taking of marine life)
- Blufftop/Whale Watching
- Historic Lighthouse
- PT. Cabrillo Campground

SOURCE: Resource Planning & Management
RESOURCE PLANNING
& MANAGEMENT

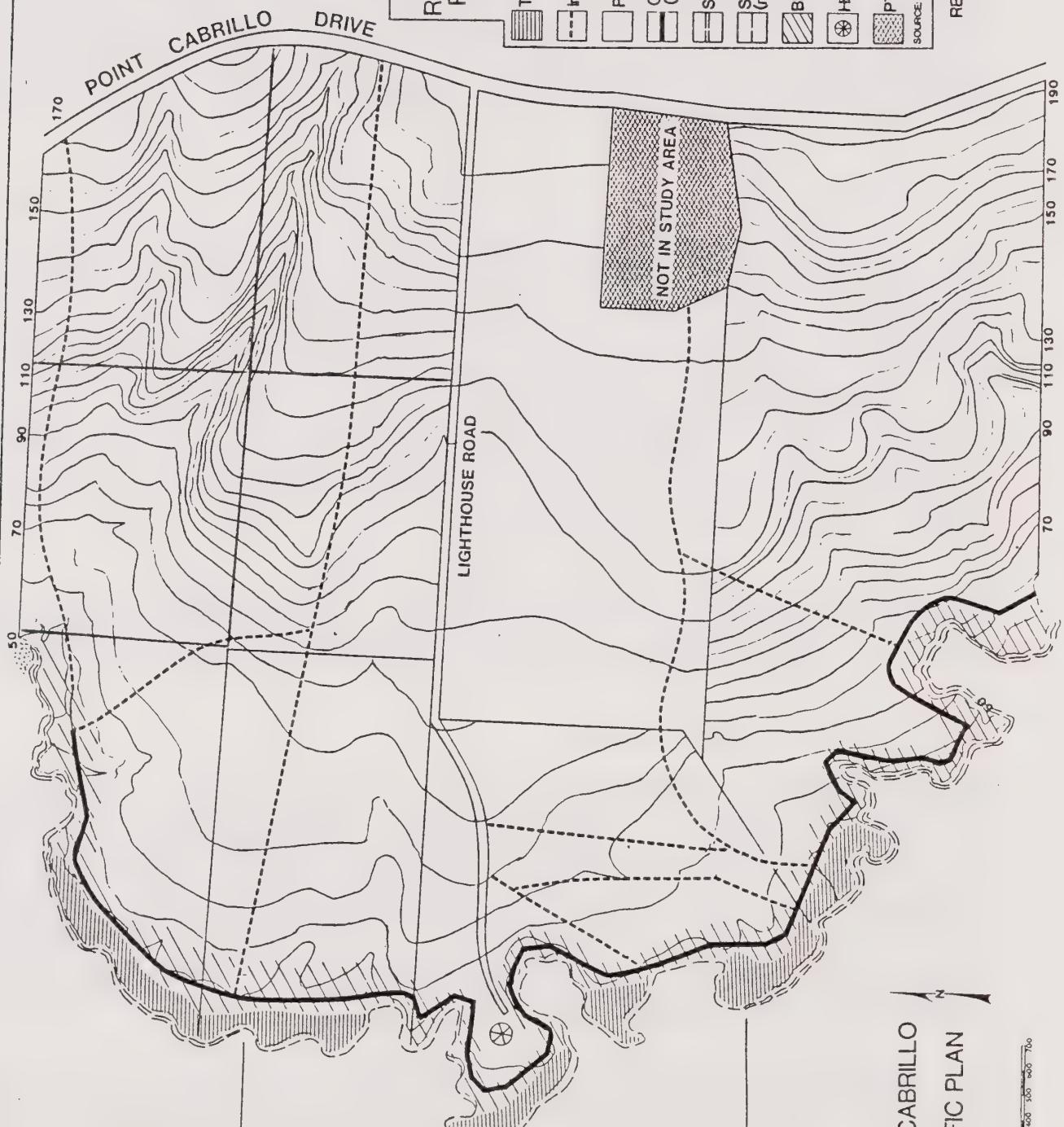
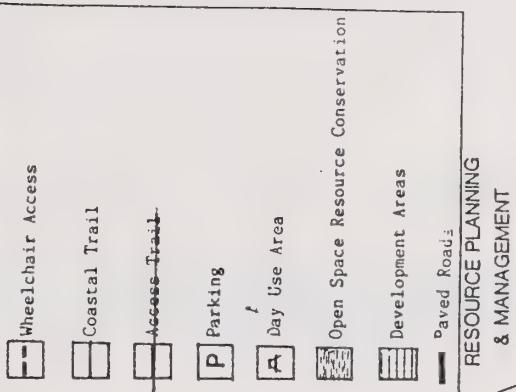
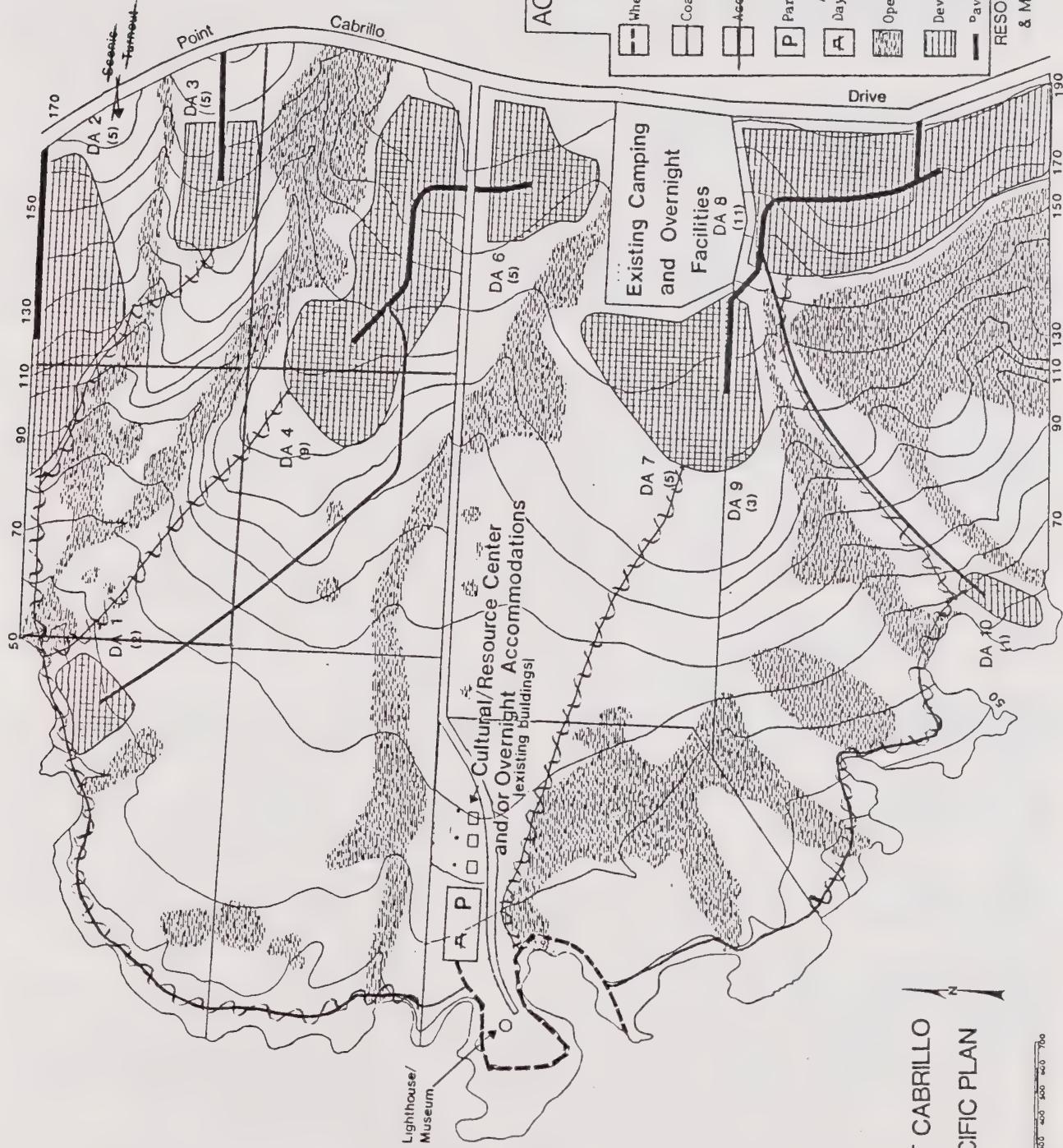


FIGURE 9
ACCESS/RECREATION IMPROVEMENTS



RESOURCE PLANNING & MANAGEMENT



**POINT CABRILLO
SPECIFIC PLAN**

improved with hard surfaces to facilitate use by wheelchairs and a wheelchair ramp will be constructed to the tidepool area south of the lighthouse.

Day Use Recreation Area: A small day use recreation area is proposed between the lighthouse and parking area. Benches, picnic tables, trash receptacles, and a restroom with a water faucet will be provided. The paved surface shoreline access trail will tie into this area to enable use by wheelchairs.

If possible, the lighthouse building should be opened to public use and improved with historical exhibits of former lighthouse operation, information on other California lighthouses, local history, and environmental resources of the area. The State Department of Parks and Recreation may be the most suitable manager of this facility, or alternatively, the County Parks Department, the lighthouse keepers association or a local historical society may be interested in running it. A docent should be available during periods when the building is open to public use and could also lead interpretive visits to the outstanding intertidal area close by.

Overnight Lodging: The residential land use designation described in the Land Use Element allows the issuance of use permits for individual property owners to construct commercial lodging facilities as an alternative to residential development. Use of the lighthouse residential buildings for overnight accommodations is also provided as an option in the specific plan. This would help meet demand for low cost indoor overnight lodging and would be used primarily by younger people. An alternative is for the buildings to be used as a commercial lodging facility, probably under a lease arrangement with the property owner. The buildings could accommodate a bed and breakfast style operation without requiring any significant exterior modification. Use of the Light Station residences as a hostel or commercial facility might require significant interior modifications to the buildings.

Enhanced and Protected Visual Access: Protection of existing scenic views of the site from Point Cabrillo Drive, Mendocino Headlands State Park, and Caspar Point State Reserve will be ensured by siting all potentially conflicting development out of the principal public viewsheds from these viewpoints, and by establishing ~~permanent scenic easements~~ ~~development restrictions~~ over open space areas designated in the land use plan. Further, the Specific Plan establishes design controls for both structural development and landscaping to ensure that future buildings, parking areas and plantings are compatible with viewshed protection and fit into the existing scenic character of the site.

Visual access from Point Cabrillo Drive to the lighthouse, lower coastal terrace, and shoreline is best along the northerly boundary of the site. However, at present there are no pullouts and the road shoulder is too narrow to allow travelers to stop to enjoy the view. The specific plan enhances ~~public viewing opportunities by establishing an improved public pullout on the west side of Point Cabrillo Drive near the north end of the site.~~

C. Recreation Standards and Management

The standards governing public access and recreation are intended to ensure that access and recreation are provided in a managed fashion so that sensitive coastal resources will not be overused or degraded and that private property will be protected.

1. The development of recreational day use and overnight accommodations at the Light Station shall be consistent with the character and setting of the station, and shall not degrade its historic and scenic qualities. Overnight accommodation shall be limited to the interior of the existing Light Station residences.
2. Permanent public access easements for pedestrian pass and repass use only over the public coastal trail corridor along the bluffs and identified on Figure 9 will be granted to the State Coastal Conservancy, or the State Department of Parks and Recreation or other appropriate management agency.
3. As a condition of the grant of access easements to the State Department of Parks and Recreation or other managing agency, access improvements shall be restricted to a level consistent with protection and maintenance of native vegetation and intertidal resources, public and private water supplies, and minimization of fire hazard. The managing agency shall assume liability and be required to make any improvements including gates, signs, etc.; and shall have adequate staff available to patrol the area prior to permitting public access.
4. Benches and interpretive signs shall be supplied and placed at appropriate areas locations by the managing agency along the Coastal trail where such improvements will not interfere with the scenic character of the coastline. These locations will be determined during the development approval or use permit application process.
5. A docent program should be established to provide supervision of the day use area at the Lighthouse and to provide interpretation of historical resources at the site.
6. ~~Each development area should have access trails for residents and guests that connect to the public shoreline trail.~~ All vertical access trails shall have a minimum of 10 foot easements, shall not be surfaced, and where feasible shall be improved by clearing vegetation and compacting the soil, and crowned to encourage runoff. Passage through wetland and riparian areas shall be limited to the extent possible. Small wooden bridges or paths bordered with wooden edges shall be used to cross wetland and riparian areas.
7. The lateral access trail along the coastal bluff shall have a 25 foot easement to permit periodic adjustments due to bluff retreat. The trail shall be improved to a width of four feet by clearing vegetation and

compacting the soil outside of wetland areas but shall not be surfaced except for wheelchair access trails in Subarea C.

8. All wheelchair access trails shall meet state standards for surfaces, rampways, width, and grades as determined by the Office of the State Architect, and shall be in conformance with the Coastal Access Standards Element of the California Recreation Plan.
9. No offroad vehicles, except those needed for emergencies and maintenance shall be allowed on the open space areas of the site. All unpaved trails shall be signed and gated to restrict motorized vehicles.
10. The public parking area for the Light Station shall be improved as described in the Design Element with berms and landscaping to minimize visual impact.
11. The Coastal Access Standards Element (CASE Report) of the California Recreation Plan shall, where appropriate, be used for the design of accessways in the Specific Plan area.

IX. CONSERVATION AND OPEN SPACE ELEMENT

Point Cabrillo contains a variety of natural and cultural resources. There are extensive wetlands and riparian areas; historic and archaeological resources; and scenic vistas of the Light Station, headlands and ocean.

The conservation of significant natural and cultural resources is a major mandate of the Coastal Act and goal of the Mendocino County LUP. Wetlands, riparian zones on streams, and sensitive plant and wildlife habitats are specifically identified in the LUP for protection through the establishment of buffer zones and limitations on development.

The visual resources of the Mendocino Coast are also protected through policy measures and use of the highly scenic area designation. Point Cabrillo is designated in the LUP as a highly scenic area where new development is to be subordinate to the natural setting and located in portions of the site outside of principal viewsheds. The LUP also states that the maximum amount of open space should be provided on the western part of the Point Cabrillo headland and the Light Station area. Development on coastal terraces is to avoid large open areas if alternatives exist; to be concentrated near existing vegetation, natural landforms or artificial berms; to be set back from coastal bluffs; and to be designed in scale with the rural character of the area. Proposed projects are to be reviewed to ensure that existing archaeological resources are not adversely affected.

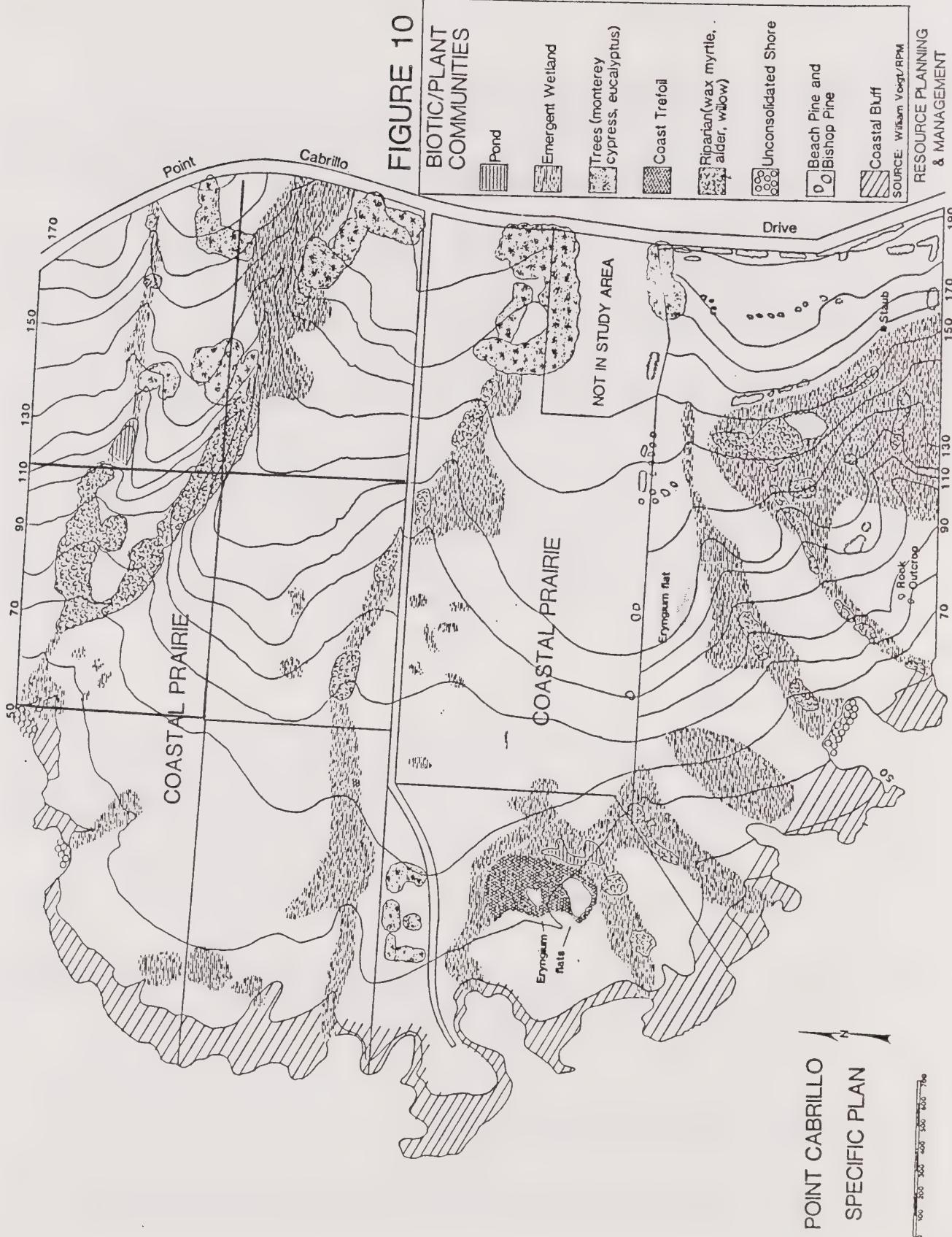
A. Purpose and Goal

The purpose of the Conservation and Open Space Element of the Specific Plan is to protect the significant natural and cultural resources of the Point Cabrillo headland. The conservation and Open Space Element applies the policies and requirements of the LUP for biotic, visual and archaeological resources to the Point Cabrillo site. In conjunction with the Land Use Element, the element addresses the following goals of the Specific Plan:

- 1) To maintain the individual qualities that make the Point Cabrillo Headland a unique natural, cultural, and visual resource.
- 2) To preserve the scenic views of the Point Cabrillo Headland as observed from the Mendocino Headlands, the Caspar Headlands, the Light Station complex, Highway One, and Point Cabrillo Drive.
- 3) To avoid development on or impacts to wetlands and riparian areas.
- 4) To avoid development on or impacts to potential habitat areas of the endangered Lotis Blue butterfly.
- 5) To avoid adverse impacts of development on the sensitive offshore marine resources through control of erosion and site runoff water quality.

FIGURE 10

BIOTIC/PLANT
COMMUNITIES



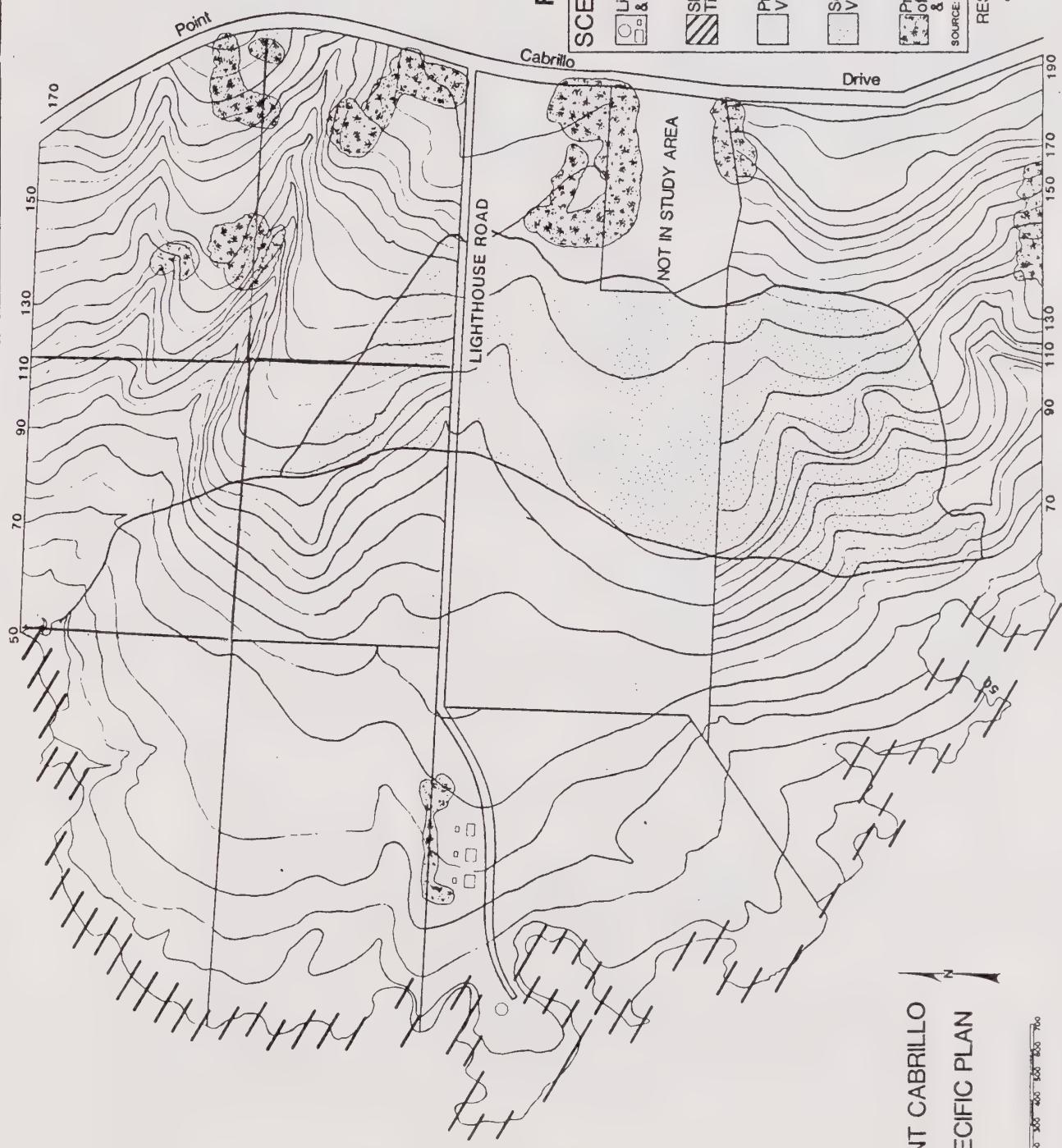
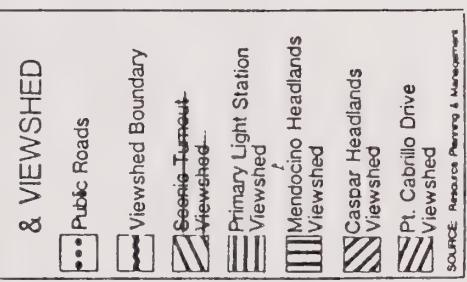


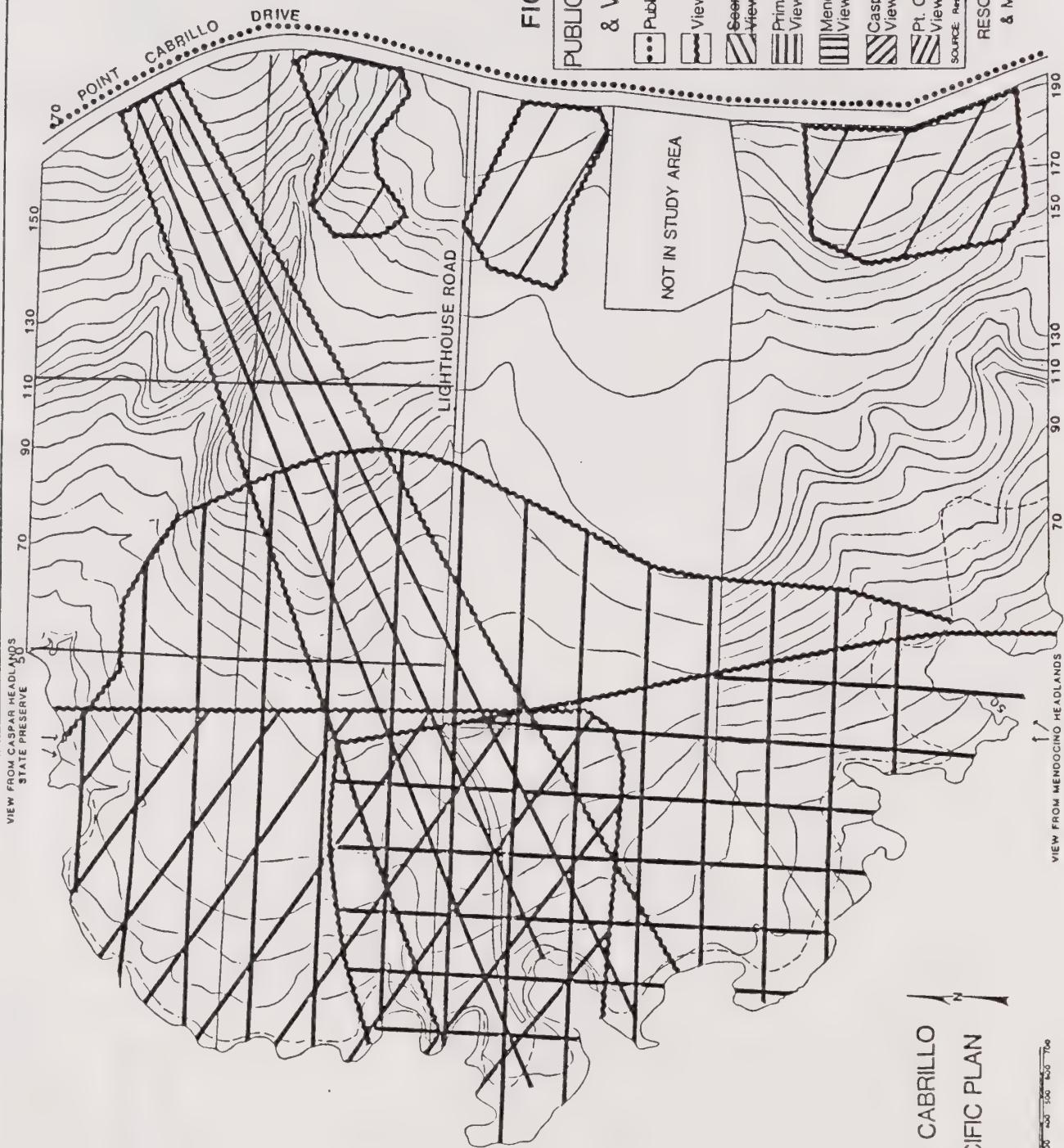
FIGURE 12
PUBLIC VIEWPOINTS
& VIEWSHED



RESOURCE PLANNING
& MANAGEMENT

VIEW FROM CASPAR HEADLANDS STATE PRESERVE
50 70 90 110 130 150

VIEW FROM MENDOCINO HEADLANDS STATE PRESERVE
70 90 110 130 150 170 190



- 6) To minimize impacts to the abundant archaeological resources contained within the area.

B. Conservation and Open Space Plan

The conservation and open space plan is shown in Figure 5 which also presents the land use development plan. All wetlands, riparian areas, potential habitats for the Lotis Blue butterfly, and eryngium flats (which are associated with vernal pools) are designated as Open Space Resource Conservation. There is a general setback of the development areas from these habitats of 100 feet, however, in some cases setbacks are as low as 50 feet. Additional setbacks from development area boundaries are required for new structures.

The principal permitted use for the Open Space Resource Conservation classification is conservation of natural resources and education or scientific research. This land use classification restricts all development within the designated area except necessary utilities, and trail and roadway crossings which are allowed by use permit only. A more detailed description of the land use classification is presented in the Land Use Element.

The remaining area of the undeveloped, highly scenic, primary coastal terrace is designated Open Space Coastal as are the visually sensitive portions of the secondary terrace and the remaining areas outside development areas. The Open Space Coastal classification restricts development while allowing passive recreation, resource management and conservation, education, and scientific research uses. The Open Space Coastal land use designation serves to protect the highly scenic quality of the coastal terrace viewshed and its coastal prairie habitat. The requirements of the Open Space land use designation will also limit development and uses that would adversely affect archaeological and historic resources of the site. Visual standards are presented in the Design Element and the Land Use Element.

C. Standards

General:

1. Conservation easements shall be dedicated to the County or other appropriate public or private agency for all designated open space areas as a condition of land division and other development approvals.
2. Construction in wetlands or within a 50 foot buffer zone shall not be allowed. ~~except for Placement of public service lines which have a temporary impact on the habitat area and access road crossings to Development Areas may be allowed provided that all of the following are met:~~

- 1) That there is no feasible, less environmentally damaging alternative;
- 2) That the improvements are compatible with the continuance of the habitat area;
- 3) That the improvements are designed and the impacts are mitigated in compliance with the policies of Chapter 3.1 of the Coastal Element; and
- 4) That the proposed improvements are approved as part of a planned development application.

Placement of water or wastewater systems within the 100 foot buffer shall be carried out in conformance with an approved planned development application.

Habitat & Wildlife Resource Management:

3. Weeds (iceplant, scotch broom and scotch gorse) should be removed. Herbicides should not be used in order to avoid adverse impacts to wetlands and other sensitive habitats. Areas where weeds have been removed should be reseeded with native species.
4. Signs should be posted along boundaries to inform public of rules of Point Cabrillo Underwater Reserve.
5. Bridges should be placed over riparian corridors to minimize foot traffic impacts. Foot traffic should be kept away from bluffs with fencing to minimize crushing of bluff zone vegetation. Fencing should be kept low so as not to disrupt the view, but high enough to discourage human entry. Fencing should be designed so as not to impede movement of deer throughout the Project Area, except within the Development Areas.
6. Trails should be kept to a minimum, especially along the bluff area. Informative signs should inform public of necessity to remain on the trails. Horse traffic should not be allowed, due to the sensitivity of the wetlands.
7. The Coastal Conservancy should be requested to fund a wetland and riparian habitat management and enhancement plan for the Resource Conservation areas of the Project. Management of Resource Conservation areas should involve weed control (including exotic plant control), animal pest control within conservation areas, placing of interpretive signs, and to carrying out habitat enhancement measures which deal with natural resources of the site.

8. If removed, the staub used by osprey in the south east corner of the project should be replaced with an artificial perching tree more removed from the residential development, preferably closer to foraging area along the shoreline.
9. ~~Grazing of livestock in wetland and prairie areas should be eliminated. The number of domestic grazing animals permitted on individual properties within the critical viewshed area should be limited to a level consistent with the maintenance of coastal prairie vegetation in a healthy condition as determined through review by the Mendocino Resource Conservation District and the USDA Soil Conservation Service of a conservation grazing plan. This requirement should be incorporated into enforceable restrictions such as scenic easements.~~
10. Informational brochures should be distributed to inform new owners on how to live with and protect wildlife values of the area.

Erosion Control Program:

11. Sediment will be contained on the construction site and road construction zones.
12. A sediment, soil erosion control program will be prepared and reviewed as part of the planned development application, design review, and building permit application.
13. The local enforcement agency may require a bond to insure that measures are taken to prevent sediment from entering riparian and wetland areas.

Water Quality:

14. Development of water supply facilities shall prevent contamination of the ground water through proper design.
15. Runoff from driveways and roads shall be filtered by grass drainages and basins to cleanse water before entering sensitive habitats as shown in the required landscaping plans.

Air Quality:

16. Wood burning stoves shall meet the EPA standards to prevent pollutant emissions. The County building inspection department shall require stoves to meet this standard through a building permit.

Archaeological and Cultural Resource Protection:

17. Development should be located so as to avoid impacts to archaeological sites. All development shall be restricted within a fifty (50) foot perimeter of all identified archaeological sites as depicted on Maps 3 and 4 of "An Archaeological Study for the Point Cabrillo Lighthouse Planned Development E.I.R."
18. Development of a known archaeological site shall require a detailed archaeological survey to identify the sensitivity, character and extent of the site which may require additional study or mitigation. If development cannot avoid impact to the known archaeological site(s), an evaluation of the affected archaeological deposits shall be conducted by a professional archaeologists and appropriate mitigation measures shall be developed.
19. Access to the offshore shipwreck should be restricted. The Marine Reserve boundaries should be extended to include the shipwreck site. If any archaeological material remains are encountered during the construction or landscaping phases of development, the provisions of Division IV - Archaeological Discoveries of the Archaeological Resources Ordinance of Mendocino County shall be followed.
20. Further study of the archaeological and cultural resources of Point Cabrillo should be encouraged. Access to the offshore shipwreck shall not be developed.
21. The Point Cabrillo Lighthouse and associated structures should be submitted to the State Office of Historic Preservation for historic designation.

X. SAFETY AND SEISMIC SAFETY ELEMENT

The Safety and Seismic Safety Element of the General Plan contains policies and standards to address public safety issues. The Safety Element, which addresses fire and flooding, requires that sufficient fire fighting resources be available before approving developments. There also must be sufficient water storage to meet fire flow requirements and access to on-site water sources such as streams or ponds.

All plans for new subdivisions are to identify areas of potential flood inundation and minimize construction in the flood plain. The site has a number of creeks running through it, but no flood plains have been identified to date. The grasslands of the coastal terraces pose a potential fire hazard during the peak of the summer dry season.

The Seismic Safety Element identifies the project as being in the San Andreas Fault Zone. The element requires that buildings be designed to compensate for known seismic and geologic hazards, and that new lots shall be created only where there is sufficient area free of faulting, ground failure, or tsunami to locate the allowed uses. The County General Plan requires a grading ordinance to fulfill the policies regarding geologic safety.

The LUP requires that new structures be set back from the edge of the coastal bluffs to ensure their safety from erosion and cliff retreat during their economic life spans of 75 years. The LUP also requires appropriate vegetation within the setback and drainage so that development does not contribute to erosion or instability of the bluff. All new accessways or structures on the bluff face must have a coastal development permit and an engineering analysis.

The Point Cabrillo headland does not have any evident fault traces. The San Andreas fault is located offshore, four and one half miles to the west of the project. There is little potential for seismically induced liquefaction on-site due to the absence of loosely consolidated, water saturated sands. The 30 to 40 foot cliffs along the ocean would minimize any inundation associated with a major tsunami. A 100 year tsunami is expected to have a wave height of about 20 feet along the Mendocino coastline. The cliffs have historically retreated an average rate of 0.1 to 1.0 feet per year depending upon geologic structures and location. Areas of the cliff could collapse in a major earthquake.

A. Purpose and Goal

The Safety and Seismic Safety Element incorporates and applies the policies of the General Plan and the Coastal Element. The goal is to minimize risks to life and property in areas of high geologic, flood, and fire hazard, and to locate new lots and land uses in suitable areas of low hazard. Minimum setbacks are required for cliff retreat and tsunamis. A grassland management plan and a design standard are proposed to address fire hazards.

B. Standards

1. Structures constructed for human habitation or use shall meet building standards to withstand expected peak ground acceleration from potential earthquakes of the San Andreas Fault of 0.9 g and high repeatable acceleration of 0.6 g.
2. In order to prevent structural failure from cliff retreat, tsunamis and severe storm wave attack, new structures, excepting minor structures, stairs, trails and fences, shall be setback a sufficient distance from the edge of bluffs to ensure their safety. In accordance with the formula presented in Policy 3.4-7 of the LUP, this setback shall be a minimum of 75 feet.
3. Property owners should maintain drought-tolerant vegetation within the required blufftop setback. The County shall permit the minimum amount of grading necessary to establish proper drainage or to install landscaping and minor improvements to the blufftop setback.
4. Any development landward of the blufftop setback shall be constructed so as to ensure that surface and subsurface drainage does not contribute to the erosion of the bluff face or to the instability of the bluff itself.
5. No development shall be permitted on the bluff face because of the fragility of this environment and the potential for resultant increases in bluff and beach erosion due to development impacts. However, where it would substantially further the public welfare, developments such as staircase accessways to beaches may be allowed with an engineering analysis. A geologic investigation and report in accordance with Chapter 3.4 of LUP shall be prepared by a licensed geologist or registered civil engineer for the construction of bluff top structures within the bluff setback area. ~~Pipelines to serve coastal dependent industry also may be allowed as conditional uses, following a full environmental, geologic and engineering review and upon the determinations that no feasible less environmentally damaging alternative is available and that feasible mitigation measures have been provided to minimize all adverse environmental effects.~~
6. Adequate water storage shall be supplied to meet emergency fire flow requirements of the County and Mendocino Fire Department.
7. Emergency access for fire equipment and evacuation should be provided for each development area.
8. All chimneys or vents attached to any solid or liquid-burning fire device shall be provided with a spark arrester which shall be maintained in working order.

10. A fire control management program should be integrated into the management program for the open space areas.
10. ~~A fire control management program should be integrated into the management program for the open space areas.~~

XI. NOISE ELEMENT

The Mendocino County General Plan Noise Element seeks to protect the environment from noise and eliminate existing noise problems. The General Plan did not identify any noise problem in the vicinity of Point Cabrillo. The prevalent noises on the Point Cabrillo headland are established by surf, wind, wildlife and other similar, natural features. Passing vehicles on Highway One and Point Cabrillo Drive can be heard in some eastern areas.

The Noise Element of the General Plan establishes a preferred maximum sound level in residential areas of 40 dBA at night and 50 dBA during the day.

A. Purpose and Goals

The Noise Element of the Specific Plan applies the policies and standards of the Noise Element of the General Plan and seeks to minimize the effect of noise generating activities on the environment.

B. Standards

1. Noise levels resulting from land uses on the site shall not exceed 50 dBA during the day and 40 dBA during the night.
2. Residential and visitor serving structures shall be set back 50 feet from Point Cabrillo Drive for a noise and visual buffer.

XII. DESIGN ELEMENT

The Point Cabrillo headland provides highly scenic views of the ocean and shoreline, open coastal prairie, rolling topography, and the isolated, historic Light Station. It is designated as a highly scenic area in the LUP with the requirement that new development shall be subordinate to the character of its setting. The LUP encourages the planting of vegetation to screen development while not blocking views, and requires that existing trees that block views of the coast be removed or thinned. Off-site advertising signs in highly scenic areas are restricted by the LUP; direction signs are limited to two square feet and other signs shall minimize disruption of scenic qualities through appropriate location, scale, and use of materials. All new development, roads and driveways are to be located and designed to minimize visual disturbance.

A. Purpose and Goals

The siting and design of the residential and visitor serving structures within the development areas will have a very important effect on the ultimate visual character and setting of the headland. The purpose of the Design Element is to provide standards for the siting and design of development which, will promote a high quality of development that is compatible with the headlands highly scenic character. The goals of the Design Element are to:

- o Ensure that the location and configuration of structures are visually harmonious with their individual sites and with the surrounding area, and that structures do not unnecessarily block scenic views from other buildings or public areas, and are subordinate to their surroundings.
- o Ensure that the architectural design of structures, their materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located.
- o Ensure that plans for the landscaping within Development Areas provide visually pleasing settings for structures on the site and on adjoining and nearby sites and blend harmoniously with the natural landscape.
- o Ensure that the design and location of signs, their materials and colors are consistent with the character and scale of the buildings to which they are attached or which are located on the same site, and ensure that signs are visually harmonious with surrounding development; and
- o Preserve natural landforms and existing vegetation where feasible.

Development is to be sited, designed and landscaped so that it has a rural character and does not intrude on the highly scenic qualities of the Point Cabrillo headland. The Land Use Element specifies a land use and development plan that locates development within designated development areas and presents land division requirements. The Design Element contains specific standards for siting, setbacks, height, architectural style, exterior materials, landscaping, parking, lighting, signs, antennas, driveways, and other appurtenant structures to promote development which is rural in character and compatible with the visual character of the site. Development of day use facilities and any overnight accommodations at the Light Station are to be compatible with and enhance its existing character and historic qualities. The implementation of the Design Element requires the formation of a design review committee to evaluate architecture and landscape plans.

B. Design Standards

The design standards presented below contain standards to be applied to the entire project and standards which apply to specifically designated development areas. Where any conflict arises between the standards for the site and standards for individual development areas, the standards for the specific development area shall be used.

Siting and Setbacks:

1. All new structures should shall be sited so as not to obstruct public views.
2. All new buildings shall be set back a minimum of 20 feet from parcel boundaries.
3. Parking areas for on-site residential, guests and visitor serving facilities should shall be setback a minimum of 20 feet from parcel boundaries.
4. Buildings shall be oriented within the parcel to ensure minimum visual impact to the Point Cabrillo viewshed while providing an optimum orientation to allow for active and passive solar design opportunities.
5. Buildings in Development Areas 4, 7, 9, and 10 1, 3, 4, 10, 11, 13, 14, 15 and 16 shall be located in a manner that minimizes visual impacts on views from the Light Station.
6. Buildings in Development Areas 10 15 and 16 shall be located in a manner that minimizes visual impacts on public views from out of site from public viewpoints in the Mendocino headland.

7. Buildings in Development Areas 1 and 2 shall be located in a manner that minimizes visual impacts on public views from the Caspar headlands.
8. Building envelopes shall be established through the planned development permit. The building envelope shall define all areas within which principal and auxiliary structures may be placed. No building envelope shall include an area outside of the designated development area boundaries.

Height:

9. The maximum height of structures in Development Areas 2, 3, 4, 6, and 8 5, 6, 7, 9, 12, 13, and 14 shall not exceed two stories and a maximum height of 25 feet as measured from the average ground elevation of the structure to the highest point of the structure."
10. The maximum height of structures in Development Areas 1, 7, 9 and 10 1, 2, 3, 4, 10, 11, 15, and 16 shall not ~~may~~ exceed one story and a maximum height of 18 feet but no more than two stories and a maximum height of 25 feet as measured from the highest point of the structure to the lowest ground elevation under the building face oriented towards the Light Station based upon a visual analysis at the time of application for design review.
11. Excavation to reduce the height and visual impact of structures is encouraged. The lowest ground elevation level shall be calculated using the natural elevation of the site before commencement of site improvement provided that exposed areas of the structure do not occur above the original grade of the site in Development Areas 7 and 9, and provided that exposed areas of the structure do not occur more than 5 feet below the original grade of the site in the remaining development areas.
12. External attachments or other structures shall not exceed the maximum building height established for each development area. External antennas shall not be allowed.

Architecture and Exterior Materials:

13. All structures in development areas designated for residential use shall have natural wood exteriors which shall be finished in earth tone colors or left to weather naturally. Earth toned brick highlights may be incorporated into the structure. Roofing material shall be wood shingles or shakes, or earth tone slate or earth tone composition shingles.
14. Exterior reflective surfaces shall be prohibited for all structures. Use of tinted windows, anodized window frames and other appropriate, nonreflective surfaces shall be required.

15. The development or modification of any structure in Development Area 5 8, the Light Station area, shall be similar in architectural style and exterior materials and colors to the existing structures of the Light Station. Any new structure shall be subordinate in scale to the existing lighthouse and residences. The Lighthouse structure shall be restored, as much as possible, to its original condition, and any exterior modifications to the structure shall not be permitted except for the purposes of restoration.
16. Visitor serving overnight accommodations, including supporting structures shall conform to design standards established for residential uses within the Specific Plan area. No more than two overnight accommodation units shall be allowed in a structure within a residential area. Height limitations, building mass, and overall design of commercial uses shall be consistent with standards for single family residences. This will require any overnight lodging with food services to be small in scale.

Landscaping:

17. Grading and earthmoving operations shall result in a minimum alteration of the natural topography and shall result in a naturalistic form.
18. A landscape plan shall be submitted as part of all design review applications. The landscape plan shall show all existing and proposed vegetation and land contours. The following shall be encouraged within a landscape plan:
 - a) Maintenance of existing coastal prairie vegetation and associated trees and shrubs.
 - b) Use of local natural plants.
 - c) Use of equivalents to local native plants by criteria of height, shape and color. See Table 1 for examples.
 - d) Irregular spacing of landscape screening consistent with natural groves of trees and shrubs and providing views through the vegetation of neighboring residents and the public.
 - e) Layered planting heights with low vegetation at the base of the structures and trees not exceeding 40 feet in height screening the roof and upper areas of structures in order to screen views of and provide views from the structure. Trees in Development Areas 1, 2, 15 and 16 and 10 shall not exceed 20 feet in height.
 - f) Selective removal of Beach and Monterey Pines in Subarea E to provide view corridors from Point Cabrillo Drive and to break up the hedge effect of the existing pines.

g) Pruning or thinning of existing trees to enhance their scenic quality and allow views through the vegetation.

The following shall not be allowed in a landscape plan:

- a) Planting of invasive, non-native trees and shrubs such as pine, eucalyptus and brooms.
- b) ~~Trees and shrubs with red, grey, yellow mottled foliage.~~
- c) ~~Deciduous, non-native trees.~~
- d) Extensive areas of landscaping requiring intensive irrigation during the dry season such as lawns and flower beds. Small areas of these plantings are allowed.

19. Planting of trees, shrubs, and non-native groundcover shall not be allowed in open space areas. Landscaping may be utilized in open space areas only to provide the minimum amount of screening necessary to subordinate structures which may be allowed in the open space area.

20. Landscaping of the Light Station area shall be consistent with its existing character. Trees shall be limited to Monterey Cypress or its equivalent. Parking lot berms shall be landscaped with coastal prairie vegetation or its equivalent.

21. Exposed areas resulting from excavation of roads and utilities shall be revegetated with coastal prairie or wetland plant species found on the site and hydromulched with not less than two tons per acre fiber or as recommended by the UC Davis Cooperative Extension.

22. Drip irrigation of landscaped areas should be encouraged wherever appropriate as a water conservation measure.

22a. Buildings in Development Areas 1, 3, 4, 10, 11, 13, 15 and 16 shall utilize landscape screening to minimize visual impacts of views from the Light Station."

Driveways and Parking:

23. Driveways and parking areas shall be surfaced with materials similar to project roadways or of earthtone color such as colored, textured concrete, brick, gravel or cobble stones. No exposed soil or ground surfaces shall be allowed as part of the driving or parking area.

24. Parking areas shall be sited and landscaped so as to minimize visual impacts from public viewing areas.

25. Landscaped berms may be used where necessary to screen parking areas.
26. Parking areas in Development Area 5 8, the Light Station area, shall be located to have a minimum visual impact. Landscaped berms with a minimum height of three feet shall be required to screen the parking area.
27. Berm slopes shall not exceed a grade of 3:1.

Lighting:

28. Exterior lighting for occasional or emergency use shall be permitted in all development areas. The exterior lighting shall not be installed so as to distract motorists and shall be sited and shielded so as to not shed a glare beyond the limits of the parcel. This policy does not apply to the lighthouse beacon.

Signs:

29. Off-site signs are not permitted except for directional signs to public and private visitor serving facilities. These signs shall not exceed two square feet in area. The signs shall be designed and located to minimize disruption of scenic qualities.
30. On-site signs shall not exceed one square foot and shall be of materials that are compatible with the color and style of the major structure on the parcel. On-site signs shall be affixed to a building and located so as to minimize any visual impact.
31. No artificial lighting is permitted for off-site signs or signs not affixed to a building. No internally lit signs are permitted.
32. ~~All new signs shall require a use permit from the County in conjunction with the use the sign identifies.~~

Utilities:

33. All utility lines shall be placed underground. No utility poles except temporary placement during construction, overhead street lights, outdoor antennae except for communication equipment associated with the Light Station, wind generators, or satellite dishes shall be permitted within the specified plan area.
34. All solar panels shall not project above the maximum height limitation.

Appurtenant Structures:

35. All appurtenant structures shall be designed to be compatible with the architectural style of the development on the parcel.
36. All appurtenant structures shall be located so as to minimize visual impacts. Landscaping shall be required as necessary for screening. Berms may be used to assist in the screening of the structure.
37. Perimeter fencing of a parcel shall not exceed four (4) feet in height and be uncoated wire affixed to wood posts. Fencing immediately adjacent to structures shall consist of earthtone materials. Fences shall be designed, located and landscaped to eliminate minimize any significant impact on public views.
38. Replacement of fencing outside development areas shall be uncoated wire affixed to wood posts. Additional fencing shall not be permitted outside of the development areas except as required for trails or safety barriers.

Design Review Process:

39. The approving authority for coastal development permits shall conduct design review shall be required for all structures and signs located within the specific plan area.
40. The approving authority for coastal development permits The design review committee responsible for design review with the Specific Plan area shall find that a project is in conformance with the goals and standards of the Specific Plan and its Design Element before a building permit is issued.
41. A project shall be brought before the design review committee for consideration within one month of acceptance of the application for design approval.
42. The following topics shall be addressed in any application for design approval:
 - Building elevation and materials.
 - Landscape plan.
 - Site plan.
 - Driveways, pathways, and parking areas.
 - Fences.
 - Appurtenant structures.
 - Site topography.
 - Viewshed analysis.

TABLE 1

Local Plant Equivalents for Landscape Use

<u>Existing Plants</u> <u>Common Name</u>	<u>Landscape Equivalents</u> <u>Common Name</u>
Grasses and forbs	Mondo grass, thrift/ Sea pink
Cypress Monterey	Hollywood Juniper, juniper
Alder	Ceanothus, Camellia, CA Hazel nut
Wax Myrtle	Rhododendron, Boxwood, Coffee berry, Italian Laurel, Mountain Mahogany
Sedges	Fortnight lily, Red Hot Poker, Watsonia
Pines	Black Pine <u>Pinus Contorta</u>
Blackberry	

Plant Availability: Nursery stocks of any particular plant variety or hybrid is always an unknown factor. If nurseries are given specific contracts and lead time of about one year, seeds or cuttings can be collected, planted, and produced for sale at a specific time. Specialty native plants, and even a local grass such as Danthonia californica are not generally available.

XIII. IMPLEMENTATION PROGRAM

The Point Cabrillo Specific Plan sets forth goals and standards to guide land uses and development in the area. A series of actions must be undertaken in order to implement the Specific Plan. The implementation steps for the plan are described below.

A. General Plan and LUP Amendment

The Point Cabrillo Specific Plan will be adopted as an amendment to the Coastal Element of the Mendocino County General Plan. The Specific Plan, in the form of an LUP amendment, will need to be approved by the California Coastal Commission.

B. Modification to the Specific Plan

The Specific Plan may be amended in the same procedure as it is adopted. All amendments must be consistent with the County General Plan and LUP. Amendment of the Specific Plan shall not decrease the amount of open space areas that have been dedicated or expand uses allowed within the open space areas.

C. Zoning

The Point Cabrillo project area will need to be zoned to reflect the land use classifications set forth in the Specific Plan. The zoning districts are to conform to the provisions of the Specific Plan.

D. Land Division and Planned Development Review

A planned development application shall be submitted to the Planning Department and approved by Mendocino County prior to the issuance of any tentative map approval, grading, or building permits. The tentative map application should be submitted simultaneously with the planned development application. The materials that are to be submitted with a planned development application are identified in the Land Use Element.

E. Transfer of Development Credit Program

The Specific Plan incorporates a TDC program to transfer development credits from Subarea B, which contains highly sensitive resources that are to be preserved by the plan, to other residential development areas within the project. A total of five development credits may be transferred from Subarea B. Only one of the transferred development credits may be added to any of the nine seven residential development areas.

Implementation of the TDC program is voluntary and is based upon using the open market system within the Specific Plan area. Landowners may offer bids to purchase development credits from the landowner of Subarea B. The purchase and transfer of a development credit shall be recorded in the County Recorder's office. It shall be up to the landowners in the area to come to

terms for the sale and purchase of development credits. The Specific Plan provides for ~~nine~~ seven receiver sites and a total of five transfer credits, thereby creating a market opportunity for the purchase and transfer of development credits from Subarea B. Details of transfer standards are presented in the Land Use Element standards ~~10 and 11~~ 8 and 9.

F. Use Permits

The Specific Plan designates a number of land uses that are to be allowed only through the approval of a conditional use permit. Permits for development of structures within a subarea or development area shall only be approved after a planned development application and tentative map (if appropriate) have been previously approved for the subarea and the development area.

G. Design Review

The design review process is intended to encourage sensitive site planning and design for the Point Cabrillo headlands. All new development ~~will~~ shall undergo design review. A design review committee ~~should~~ shall be established to evaluate the ~~assure development~~ design applications ~~are consistent with~~ in relation to Specific Plan standards contained in the Design Element and standards contained in other elements of the Specific Plan that may pertain to the ~~development project evaluation~~. The design review committee should contain landowners and residents in the Specific Plan area, representatives of the architectural or landscape architectural professions, and the County Planning Department.

H. Construction Plan and Building Permit Review

All building permit applications shall be reviewed for conformance with the standards of the Specific Plan and evaluated by the Design Review committee. No building, structure, or other improvement shall be constructed until the design and construction plans, specifications, site plan, and landscaping plan have been approved by Mendocino County as required in the Specific Plan and Mendocino County's building code.

I. Special Districts

~~This implementation measure applies only where a community water or wastewater system is proposed for the plan area or any of its subareas. Special districts to manage wastewater disposal systems and water supply systems shall be established before any residential units are allowed constructed in the project area. A special district, County Service Area (CSA), or other assessment district shall be established for Point Cabrillo to manage and/or construct the water and wastewater systems needed to support development within the project. As an alternative, the project area may be annexed to a neighboring special district. The Public Facilities Element identifies standards for wastewater systems. The County Board of Supervisors shall serve as the board of any newly created special district. Members of the board of~~

the special district shall be determined at the time the district is created, and may consist of the Board of Supervisors, their appointees, or some other combination of public officials and private individuals.

The means for engineering and constructing the necessary water and wastewater facilities would be through special assessment proceedings, pursuant to the California Improvement Act of 1913. This process would be initiated through a petition to the County Board of Supervisors to form the assessment area and begin the engineering work. Finances to support the capital improvements would be from the sale of bonds. Bonds would be paid off through property assessment which can be paid in full or on installment through the annual tax bill. Continuing costs for operation and maintenance of the facilities would likely be through user charges.



XIV. CONFORMANCE TO MENDOCINO COUNTY GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN

This chapter summarizes how the Specific Plan and its standards conform to the goals of the Mendocino County General Plan (GP) and the policies of the Local Coastal Program Land Use Plan (LUP). The following symbols are used to indicate conformance, nonconformance, or potential conformance:

- + Conformance with General Plan and Coastal Land Use Plan.
- Nonconformance with General Plan and Coastal Land Use Plan.
- o Implementation of standards within the Specific Plan will result in conformance with General Plan and/or Coastal Land Use Plan.

A. Land Use

+ General Plan Goals

The Coastal Land Use Plan constitutes the General Plan Land Use Element for the coastal area.

+ Coastal Land Use Plan Policies

The LUP recommends concentration of development through Planned Unit Development. The PD designation issued where the division of existing parcels into conventional subdivision lots of equal size would not be a satisfactory solution. Although minimum lot sizes may vary, the maximum overall density cannot be exceeded. The use of Planned Unit Development is intended to require a site plan for new development so that a parcel will be reviewed to ensure maximum preservation of open space, protection of views from public roads, while allowing residential, commercial and industrial uses, and the site plan for the parcel is reviewed to ensure maximum preservation of open space and views from public roads.

Specific Plan Standards

The land uses and densities allowed under the Specific Plan are identified in the land use classification designated for a development area and the Recreation Element. The design standards for development within the project area are presented in the Design Element. Examples of land division standards are presented below:

1. No land division shall result in the creation of a parcel located entirely within an open space area. Each parcel shall have a minimum of 1/2 acre within a designated development area. No further land division shall be allowed in Subarea C (the Light Station parcel) or any designated open space area, unless the division results in a significant level of protection for biotic, cultural and scenic resources.

2. All applications for land division shall require a Planned Development (PD) use permit application.
3. To determine appropriate siting, building, and landscape standards to ensure that development within the area is compatible with preservation of sensitive resources and is subordinate to the area's highly scenic character.
4. To preserve minimize impacts to the scenic views of the Point Cabrillo Headland as observed from the Mendocino Headlands, the Caspar Headlands, the Light Station complex, Highway One, and Point Cabrillo Drive.
5. To avoid development on or impacts to wetlands and riparian areas.
6. To avoid development on or impacts to potential habitat areas of the endangered *Lotis Blue Butterfly*.

B. Housing

o General Plan Goals

The County shall require the inclusion of residential units for low and moderate income families or payment of in-lieu fees in new developments within the coastal zone, where economically feasible, pursuant to Government Code Section 65590.

+ Coastal Land Use Plan Policies

LUP Policies that apply are Locating and Planning New Development.

Specific Plan Standards

1. Housing development within Point Cabrillo shall meet all standards set forth in the Housing Element of Mendocino County.
2. Design of residential units shall incorporate energy efficient weatherization and insulation materials and shall be sited and landscaped to reduce hearing requirements.
3. In-lieu fees on the subdivision of development areas within Point Cabrillo, where economically feasible, shall be paid for the development of off-site low and moderate income housing as required by the County Housing Element.

C. Circulation

+ General Plan Goals

To promote a transportation system that is safe, coordinated, balanced and efficient.

+ Coastal Land Use Plan Policies

LUP policies addressing circulation are found in the LUP element of Shoreline Access, Recreation and Visitor-Serving Facilities, and Locating and Planning New Development. The major policy of the LUP addressing circulation focuses on Highway One traffic capacity. The project will add to Highway One traffic, but will not significantly affect highway traffic.

Specific Plan Standards

The following are the standards required to meet General Plan goals and LUP policies. Additional standards for circulation are in the Circulation Element of the Specific Plan.

1. ~~Development areas with 5 or more units shall have private roads. All Development Areas shall be served by private roads except Development Areas 10 and 11 7 and 9 shall be served by a public roadway which passes through Development Area 9 12 to Point Cabrillo Road. A public roadway is not necessary if an easement of adequate width is acquired over Development Areas 11 and 12 for the benefit of Development Area 10.~~
~~These Roadways serving Development Areas with 5 or more units shall have two 10 foot paved lanes and 4 foot unimproved shoulders on minimum 50 foot easements. The design speed of the roadways shall should be 20 miles per hour. The shoulder shall be designated for pedestrian and bicycle use is intended for non-motorized use.~~
2. ~~Development Areas with four or less units, DA1 and DA10, are to be served by private drives which shall have a paved 16 foot roadway with two foot unimproved shoulders on 40 foot minimum easements.~~
3. ~~The construction specifications of the project's roadway foundations and surfaces shall meet all County standards. Drainageways are to be provided adjacent to the roadways that will channel runoff to collection systems that filter out grease, oil and sediments. The drainageways and collection systems will be specified in the planned development application. Appropriately designed, landscaped and maintained grass swales could meet the requirements of this standard.~~
4. ~~A scenic pullout shall be provided adjacent to Point Cabrillo Drive in Subarea A as shown on the Recreation Plan of the Specific Plan.~~

D. Public Facilities and Services

+ General Plan Goals

Provide for the health, safety and welfare of county residents through the provision of adequate public services and infrastructure to support existing and planned levels of development.

Fire Protection: New development proposals shall have a letter from appropriate fire protection agency that adequate fire protection can be provided.

+ Coastal Land Use Plan Policies

Require that all new developments provide access, water supplies, fire or fuelbreaks or other provisions deemed necessary.

Water Supply: The County shall assure that development is consistent with limitations of the local water supply.

No division of land or Use Permit shall be approved without proof of an adequate (as defined by County Environmental Health Division) potable water supply for each parcel being created or proposed for special use.

Existing water uses shall have priority over uses for new development. Appropriate planning actions for water resources shall be taken after notification and input from neighborhood residents (66).

Sewage Treatment: On-site Wastewater Management Districts shall be required where the concentration of disposal devices warrants them or where the failure of systems is occurring or threatens to be a problem.

Promote and support alternative wastewater disposal methods for rural development. No division of Land or Use Permit shall be approved without proof that adequate waste disposal system can be developed or made available for use. The County shall assure that wastewater disposal from development will not contaminate the ground water or surface water on either a site-specific or cumulative basis.

Specific Plan Standards

The Specific Plan contains detailed standards for waste and wastewater systems, locates areas for water supply and wastewater disposal, and provides a water and wastewater storage, treatment, and distribution system to address the conditions of the site and the demands of future development.

E. Recreation and Visitor-Serving Facilities

General Plan Goals

No specific General Plan goals pertain to this subject.

+ Coastal Land Use Plan Policies

The Coastal Act gives priority to recreational use and encourages the provision of support facilities, especially those available to the public at low cost.

Developments providing public recreational opportunities are preferred.

Specific Plan Standards

The standards governing public access and recreation are intended to ensure that access and recreation area provided in a managed fashion so that sensitive coastal resources will not be overused or degraded and that private property will be protected. Standards for trails are contained in the Circulation Element.

1. The development of recreational day use and overnight accommodations at the Light Station shall be consistent with the character and setting of the station, and shall not degrade its historic and scenic qualities. Overnight accommodation shall be limited to the interior of the existing Light Station residences.
2. Permanent public access easements for pedestrian pass and repass use only over the public coastal trail corridor along the bluffs and identified on Figure 9 will be granted to the State Coastal Conservancy, or the State Department of Parks and Recreation or other appropriate management agency.
3. As a condition of the grant of access easements to the State Department of Parks and Recreation or other managing agency, access improvements shall be restricted to a level consistent with protection and maintenance of native vegetation and intertidal resources, public and private water supplies, and minimization of fire hazard. The managing agency shall assume liability and be required to make any improvements including gates, signs, etc.; and shall have adequate staff available to patrol the area prior to permitting public access.
4. Benches and interpretive signs shall be supplied and placed at appropriate areas locations by the managing agency along the Coastal trail where they such improvements will not interfere with the scenic character of the coastline. These locations will be determined during the development approval or use permit application process.

F. Conservation and Open Space Element

+ General Plan Goals

Identify and preserve areas of special biological significance for education and scientific research.

Identify and conserve representative plant communities and rare and endangered species.

Encourage private development of recreational activities.

Identify valuable scenic areas and site guidelines for development within them.

Establish vista areas.

Identify and preserve areas of major historical and archaeological significance and continue research on such areas.

Coastal Land Use Plan Policies

The LUP contains numerous policies to protect natural and cultural resources. The LUP restricts development in wetlands and limits development within 100 feet of wetlands. The LUP also protects sensitive habitat areas. Scenic viewshed areas are limited to development that is subordinate to the character of the area.

Specific Plan Standards

General standards that address conservation are presented below. The Conservation and Open Space Element of the Specific Plan contains a number of detailed standards to implement the general Plan and LUP. Open Space is designated by the Specific Plan for all land outside of development areas.

1. ~~Scenic and Conservation easements shall be dedicated to the County or other appropriate public or private agency for all designated open space areas as a condition of land division and other development approvals.~~
2. Construction in wetlands or within a 50 foot buffer zone shall not be allowed. ~~except for Placement of public service lines which have a temporary impact on the habitat area and access road crossings to Development Areas may be allowed provided that all of the following are met:~~
 1. That there is no feasible, less environmentally damaging alternative;
 2. That the improvements are compatible with the continuance of the habitat area;
 3. That the improvements are designed and the impacts are mitigated in compliance with the policies of Chapter 3.1 of the Coastal Element; and
 4. That the proposed improvements are approved as part of a planned development application.

Placement of water or wastewater systems within the 100 foot buffer shall be carried out in conformance with an approved planned development application.

3. All new structures should shall be sited so as not to obstruct public views.
4. Roofing material shall be wood shingles or shakes, or earth tone slate or earth tone composition shingles.
5. Grading and earthmoving operations shall result in a minimum alteration off the natural topography and shall result in a naturalistic form.
6. Design review shall be required for all structures and signs located within the specific plan area.

G. Safety/Seismic Safety

+ General Plan Goals

Reduce exposure of the public to existing hazardous situations where determined feasible through level of risk analysis.

Reduce or minimize the geologic hazards to life and property through land use planning and administration of construction standards.

+ Coastal Land Use Plan Policies

Promote the maintenance of firebreaks, fuelbreaks, green belts and emergency access routes for effective fire suppression with local fire departments and districts, and the California Department of Forestry acting in concert.

Approve developments only if sufficient fire fighting resources including, but not limited to, station, vehicles, personnel, equipment, hydrants and water supply will be available upon completion of the development to fight fires. Water storage may be required to assure the required minimum duration fire flow of two hours.

All buildings intended for human habitation shall be designed to compensate for known seismic and geologic hazards and to meet the current Uniform Building Code and/or other ordinances and standards adopted by the County to protect against such hazards.

Other applicable policies include: Shoreline Access, Water and Marine Resources, Hazards, Locating and Planning New Development.

Specific Plan Standards

1. Structures constructed for human habitation or use shall meet building standards to withstand expected peak ground acceleration from potential earthquakes of the San Andreas Fault of 0.9 g and high repeatable acceleration of 0.6 g.

2. In order to prevent structural failure from cliff retreat, tsunamis and severe storm wave attack, new structures, excepting minor structures, stairs, trails and fences, shall be setback a sufficient distance from the edge of bluffs to ensure their safety. In accordance with the formula presented in Policy 3.4-7 of the LUP, this setback shall be a minimum of 75 feet.
3. No development shall be permitted on the bluff face because of the fragility of this environment and the potential for resultant increases in bluff and beach erosion due to development impacts. However, where it would substantially further the public welfare, developments such as staircase accessways to beaches may be allowed with an engineering analysis. ~~Pipelines to serve coastal dependent industry also may be allowed as conditional uses, following a full environmental, geologic and engineering review and upon the determinations that no feasible less environmentally damaging alternative is available and that feasible mitigation measures have been provided to minimize all adverse environmental effects.~~

H. Noise

+ General Plan Goals

The County shall work with the State Department of Transportation to mitigate the effects of existing highway noise and to avoid future noise problems through careful analysis at the design stage of all new highway improvements.

+ Coastal Land Use Plan Policies

The Noise Element of the General Plan contains County policy on this subject.

Specific Plan Standards

1. Noise levels resulting from land uses on the site shall not exceed 50 dBA during the day and 40 dBA during the night.
2. Residential and visitor serving structures shall be set back 50 feet from Point Cabrillo Drive.

I. Design

+ General Plan Goals

No General Plan goals pertain to this subject.

+ Coastal Land Use Plan Policies

The Coastal Act requires that within highly scenic areas, such as Point Cabrillo, development will be subordinate to the character of its setting.

"Highly scenic areas" limit development to one-story (above natural grade) unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures. Additional LUP policies address the following:

- minimize grading on hillsides
- concentrate development near existing major vegetation
- avoid development on terraces in large open areas
- develop outside viewshed
- utility lines shall be placed underground
- new access roads and driveways shall be located to minimize visual disturbance.

Specific Plan Standards

The standards presented in the Specific Plan Land Use, Conservation and Open Space, and Design Elements address the above LUP policies. Examples are shown below:

1. All new structures should shall be sited so as not to obstruct public views.
2. The development or modification of any structure in Development Area 5 8, the Light Station area, shall be similar in architectural style and exterior materials and colors to the existing structures of the Light Station. Any new structure shall be subordinate in scale to the existing lighthouse and residences. The Lighthouse structure shall be restored, as much as possible, to its original condition, and any exterior modifications to the structure shall not be permitted except for the purposes of restoration.
3. Grading and earthmoving operations shall result in a minimum alteration of the natural topography and shall result in a naturalistic form.
4. Parking areas in Development Area 5 8, the Light Station area, shall be located to have a minimum visual impact. Landscaped berms with a minimum height of three feet shall be required to screen the parking area.
5. Off-site signs are not permitted except for directional signs to public and private visitor serving facilities. These signs shall not exceed two square feet in area. The signs shall be designed and located to minimize disruption of scenic qualities.
6. All utility lines shall be placed underground. No utility poles except temporary placement during construction, overhead street lights, outdoor antennae except for communication equipment associated with the Light Station, wind generators, or satellite dishes shall be permitted within the specific plan area.



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7. Design review shall be required for all structures and signs located within the Specific Plan Area.

